

Holland Road

£999,950

B R I K







Holland Road

£999,950	2 Bed	1,094	101.45	E
SHARE OF FREEHOLD	MAISONETTE	SQ FT	SQ M	COUNCIL TAX
				£41,245
				STAMP DUTY

An outstanding garden maisonette situated within an attractive Victorian villa on the borders of Holland Park.

This stylish property offers almost 1,100 sq ft of living space and has been beautifully refurbished by the current owner, comprising a large entrance hallway leading into a spacious open plan kitchen/reception room with high ceilings. The kitchen is finished to an excellent specification, complete with fitted appliances and an attractive island to separate the two spaces. Bi folding doors at the rear lead out onto a large, tiered private garden that backs onto the large gardens of the substantial houses of Addison Road behind offering a real sense of privacy.

There are two good sized double bedrooms and two bathrooms, including the principal bedroom with ample built in storage, an en suite shower room and a large sash window allowing for lots of natural light. The vaults at front of the property have been converted to create a useful utility space and excellent storage area. This superb property also benefits from having its own entrance and owns a share of the freehold. This property is perfect for a buyer looking for a permanent home or a pied a terre in a popular part of West London.

Holland Road is a popular road in the Borough of Kensington & Chelsea, with excellent access to local amenities in Holland Park, High Street Kensington and Westfield Shopping Centre. The green spaces of Holland Park & Brook Green are nearby. There are good transport links under a mile away with Holland Park Station (Central line), Kensington Olympia and Shepherds Bush station (Overground & Central line).

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ Reception
- ✓ Kitchen
- ✓ Open plan living
- ✓ Large tiered private garden
- ✓ Own entrance
- ✓ Share of freehold
- ✓ Approx 1,094 sq ft (101.45 sq m)
- ✓ Council Tax band - E



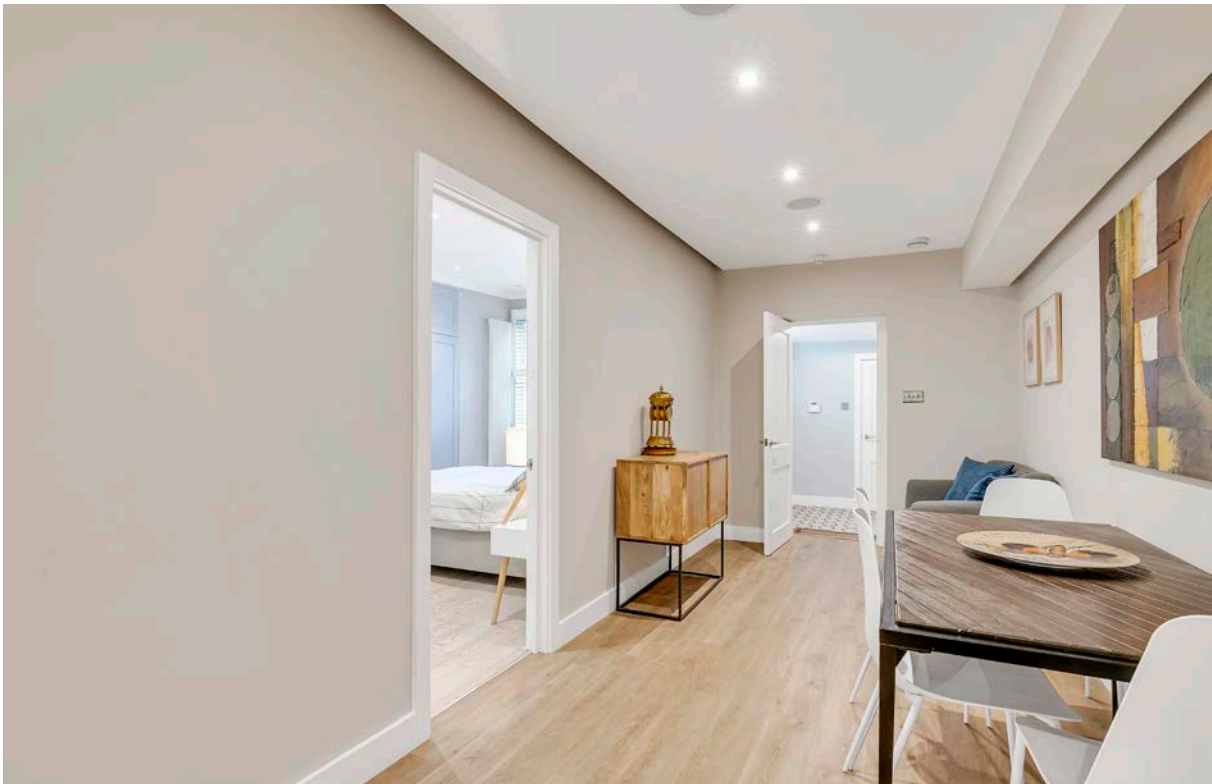
Mathew Goss

SENIOR SALES ASSOCIATE
25 YEARS EXPERIENCE

020 7384 6790
mathew@brik.co.uk









FULHAM AREA GUIDE

The Villes

For couples and new families the ‘Villes’ – a group of four parallel streets all ending in ‘ville’ – is a great place to start family life in Fulham.

These tree-lined streets filled, with three to four bedroom Victorian houses, continue to be the stepping stone between a flat and the larger Fulham family homes. Although these roads used to be somewhat better value than others close by, that price now really only applies to Parkville and perhaps Rosaville, if at all. Marville and Brookville are now both extremely sought after, with fully extended houses attracting hordes of buyers.

Their equidistant location from both Parsons Green and Fulham Broadway make them convenient for either and both are only a short stroll away. Whilst Homestead road to the East is a major cut through these roads sit in a relatively quiet backwater.

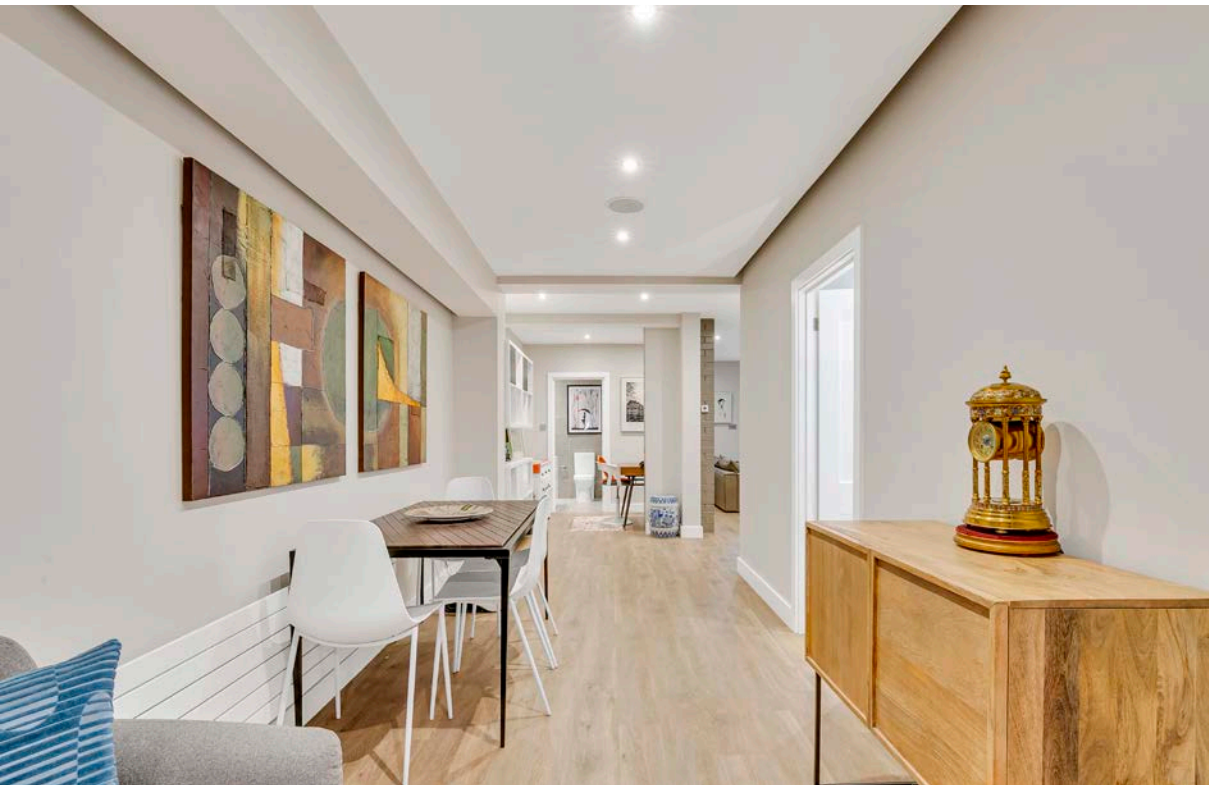
CLOSEST:

- Shepherd’s Bush (15 mins)
- Kensington (6 mins)
- Holland Park (9 mins)

KEY:

- Property location
- ‘The Villes’ area of Fulham

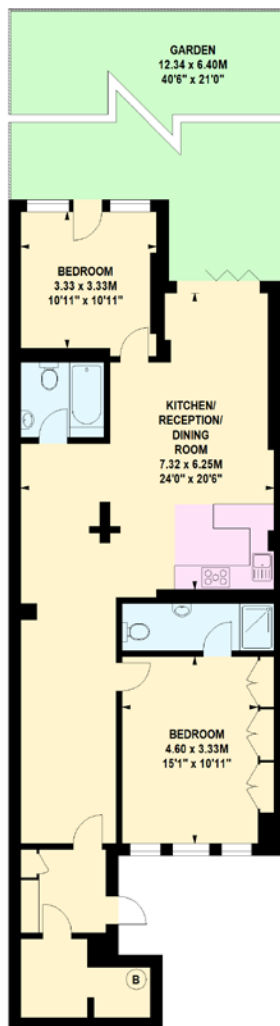
Read all our Fulham area guides here



BRIK

1,094
SQ FT

101.45
SQ M



Lower Ground Floor

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk