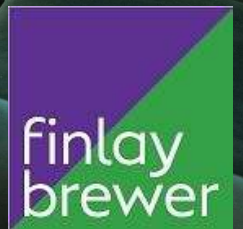




Elsham Road W14





## Elsham Road W14

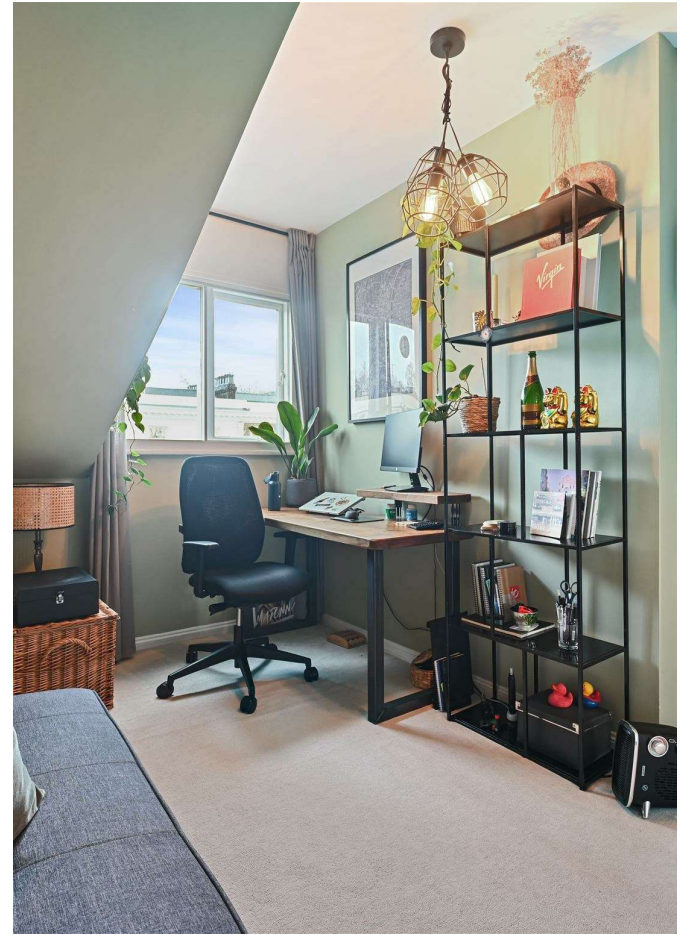
**2 DOUBLE BEDROOMS**  
**RECEPTION / DINING ROOM**  
**KITCHEN**  
**BATHROOM**  
**WESTERLY TERRACE**  
**STORAGE CUPBOARD**  
**EPC RATING: D 61**  
**COUNCIL TAX BAND: E**  
**LEASE LENGTH: 950 YRS APX**  
**SERVICE CHARGE: £3,500 PA APX**

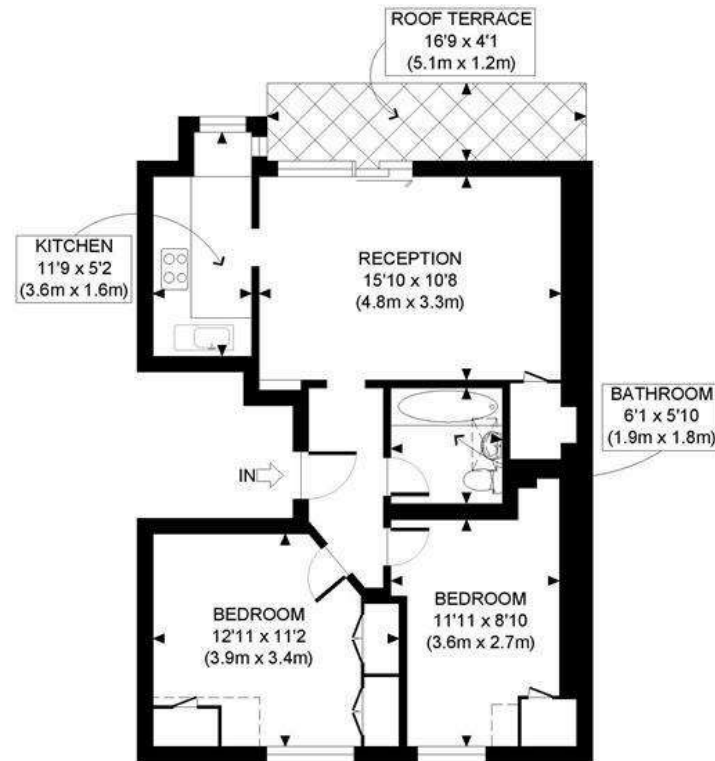
A well presented top floor apartment offering 2 double bedrooms, the principal bedroom with generous built in storage, a reception room with space for dining and sliding doors to a private west facing terrace. The kitchen and bathroom are both modern and in good order. This apartment of approximately 601 sq. ft has the added benefits of a private storage cupboard on the half landing, ideal for keeping a bike secure and a share of the freehold. Elsham Road is situated in Holland Park and offers easy access to the amenities of both Holland Park Avenue in one direction and Kensington High Street in the other. The wonderful green open spaces of Holland Park itself and Westfield London with its own transport, leisure and restaurant facilities are both a short stroll away.

**PRICE GUIDE £625,000**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**SUBJECT TO CONTRACT**









THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 601 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 601 SQ FT/ 56 SQM