

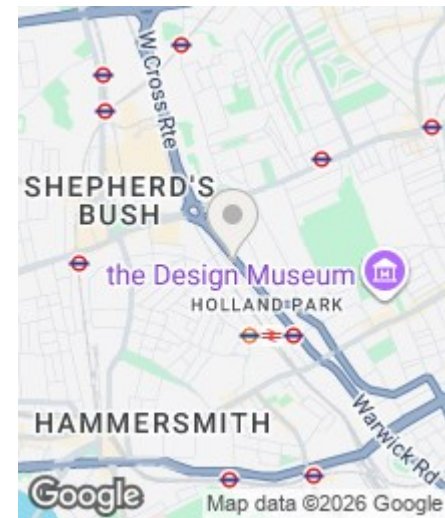


**ELSHAM ROAD**  
LONDON, W14 8HB

**£750,000**  
LEASEHOLD

A charming three double bedroom, two bathroom patio garden flat situated on the lower ground floor of a well-maintained Victorian terraced house. Elsham is a pretty tree-lined road within easy walking distance of Holland Park Avenue and the Central Line. The green open pavements of Holland Park are only a short walk away. EPC rating: D Council Tax: Kensington & Chelsea Band D

**SANDERSONS**  
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:      Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
 London  
 W11 4UA

020 7602 6725  
 james@sandersonslondon.co.uk  
 sandersonslondon.co.uk

