

Rolfe East



Elsham Road, London, W14 8HB

- Raised Ground Floor Apartment
- Fully Fitted Kitchen with Berbel Induction Hob
- Separate Utility
- Recently Refurbished



£920,000 Share of Freehold

- Share of Freehold
- Fully Fitted Bathroom with Walk in Shower
- Alarm / Banham Security Locks
- No Onward Chain

This beautifully refurbished apartment is set within a well-maintained period house with recently redecorated front and rear façades.

The property has been comprehensively upgraded throughout, including new electrics, plumbing, and a modern central heating system. Ceilings have been reinforced and the floor benefits from noise-reducing construction. Original bay windows feature double glazing with enhanced acoustic glass to the bedroom and bathroom. The living room features oak-finished engineered flooring, a gas fire within the original fireplace, and a marble surround. The kitchen is fitted with custom-made white units, matt marble worktops, integrated Neff appliances, and a Berbel induction hob with integrated extraction.

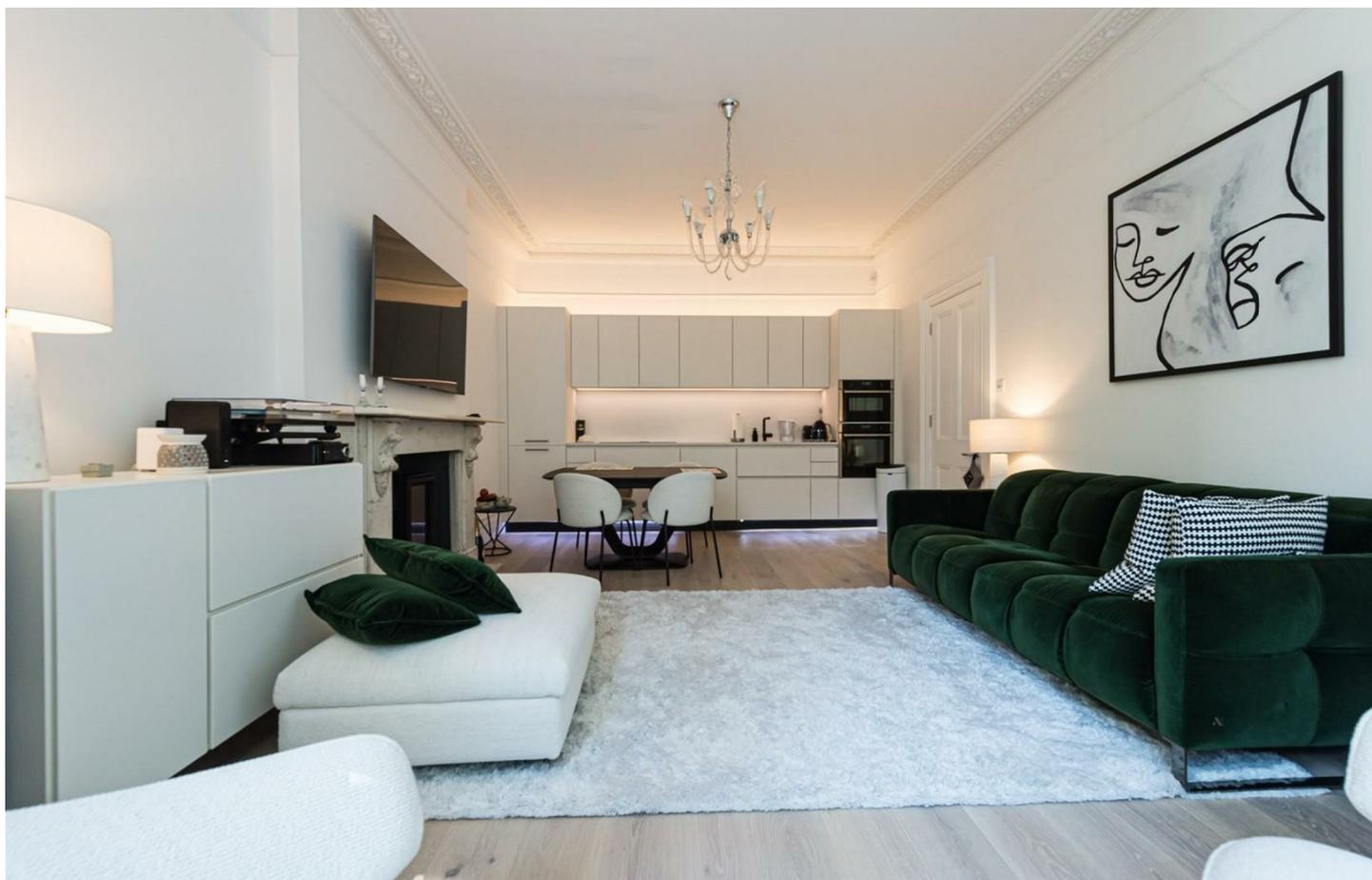
The bedroom offers bespoke floor-to-ceiling wardrobes, while the bathroom includes a walk-in shower, a 180cm granite bath, and Victorian-style tiling. Further benefits include a utility room, alarm system, and a custom-made oak entrance door with Banham locks.

Elsham Road is a quiet, tree-lined residential street ideally positioned in the heart of West Kensington. The property is conveniently located close to the amenities of Kensington High Street and Holland Park, offering an excellent selection of shops, cafés, restaurants, and leisure facilities. Excellent transport links are nearby, including Barons Court and West Kensington Underground stations (District and Piccadilly lines), providing swift access to the West End, the City, and Heathrow Airport. Kensington Olympia station is also within easy reach, offering Overground and National Rail services.

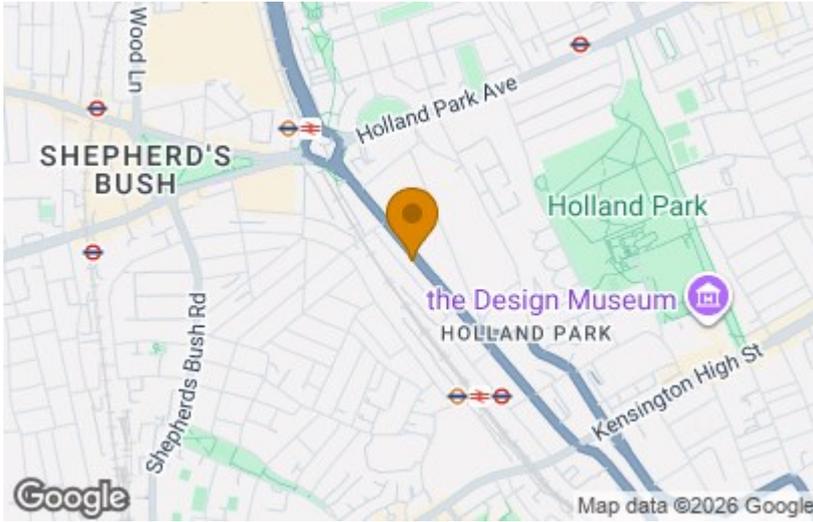
The area is well served by green spaces, with Holland Park close by as well as reputable local schools and cultural attractions. This sought-after location combines peaceful residential living with outstanding connectivity and lifestyle appeal.



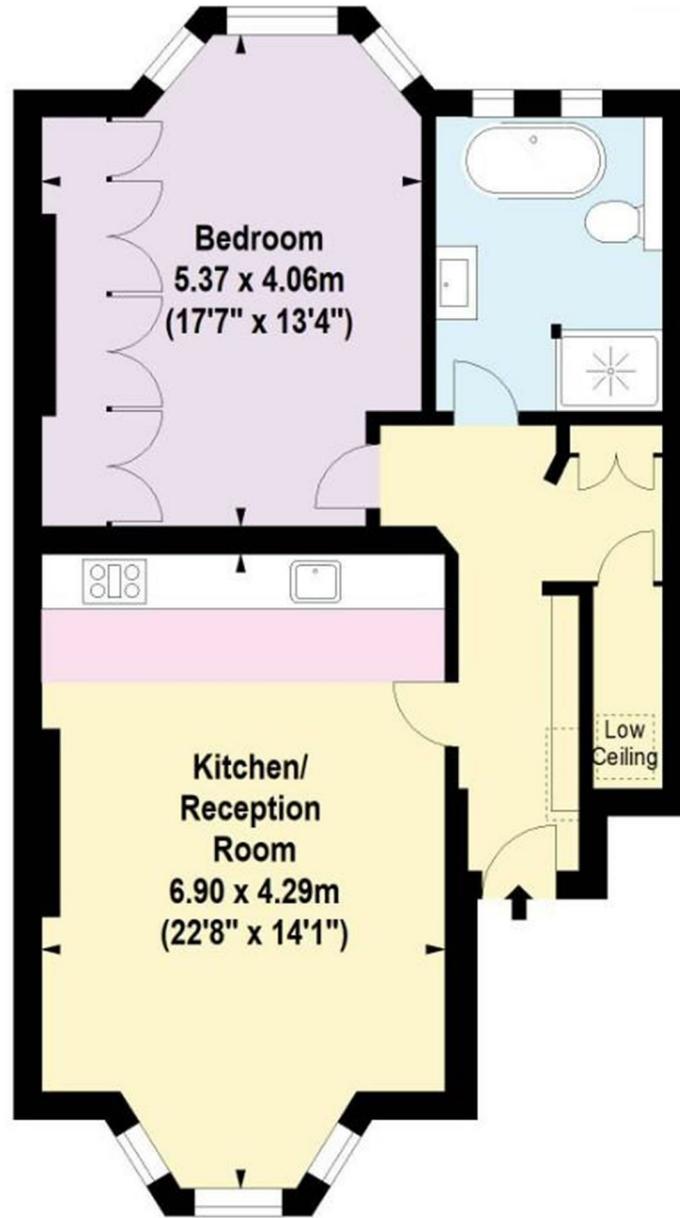
Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Raised Ground Floor

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