



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **HOLLAND ROAD, KENSINGTON, W14**

A stylish and immaculate two-bedroom garden flat with private entrance and Share of Freehold, set moments from the heart of Kensington.

Beautifully presented, the property offers a bright reception and dining area with wooden floors, leading to a sleek open-plan kitchen with breakfast bar. Both double bedrooms are well-proportioned, complemented by a modern bathroom, en-suite shower room, separate utility room, and generous built-in storage. Bi-fold doors open to a peaceful, tiered private garden with two sheds—ideal for relaxing or entertaining.

Ideally located for Holland Park and Kensington High Street's shops, restaurants, and transport links. The A4/M4 provides easy access to Heathrow and beyond.



PRIVATE ENTRANCE : RECEPTION/DINING ROOM : OPEN-PLAN KITCHEN  
: BREAKFAST BAR : 2 DOUBLE BEDROOMS : EN-SUITE SHOWER ROOM :  
BATHROOM : UTILITY ROOM : SHARE OF FREEHOLD : COUNCIL TAX  
BAND E : S CHARGE £1500 PA APPROX : EPC RATING C

**Asking Price £935,000**

**Tel: 020 7603 7121**

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## **HOLLAND ROAD, KENSINGTON, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £935,000

Service Charge: £1500 Annually Approx

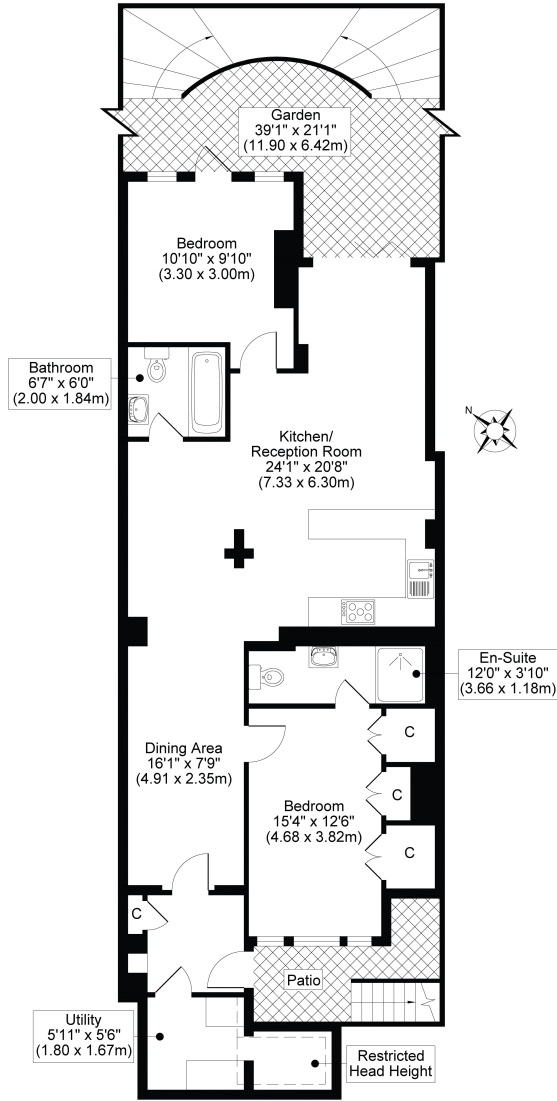
#### **IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



HOLLAND ROAD, W14  
 TOTAL APPROX FLOOR PLAN AREA 1066 SQ.FT (99 SQ.M)



LOWER GROUND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| 92-100                                      | <b>A</b> |                         |           |
| 81-91                                       | <b>B</b> |                         |           |
| 69-80                                       | <b>C</b> | 73                      | 78        |
| 55-68                                       | <b>D</b> |                         |           |
| 39-54                                       | <b>E</b> |                         |           |
| 21-38                                       | <b>F</b> |                         |           |
| 1-20  | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |