WEDGEWOOD ESTATES
Residential Sales & Lettings

ELSHAM ROAD, LONDON, W14

Set on the second floor of an attractive period conversion, this bright and spacious two-bedroom apartment offers approximately 687 sq.ft of well-arranged living space in a sought-after West Kensington location. The property features a generous open-plan kitchen, reception and dining area with large sash windows, a charming feature fireplace, and plenty of natural light throughout. Both bedrooms are good-sized doubles with fitted storage, complemented by a stylish bathroom with a separate shower and bathtub.

Elsham Road is a peaceful, tree-lined street ideally positioned between Kensington and Holland Park. Residents benefit from excellent local amenities including cafés, restaurants, and boutiques, as well as the nearby Westfield Shopping Centre. The open green spaces of Holland Park are also within walking distance. Excellent transport links are available via Kensington Olympia, and Holland Park stations, providing easy access to Central London and beyond.



ENTRANCE HALL : RECEPTION ROOM & OPEN-PLAN KITCHEN : TWO BEDROOMS : BATHROOM : FITTED WARDROBES : PERIOD CONVERSION : COUNCIL TAX BAND E : EPC RATING C

Asking Price £575,000

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

ELSHAM ROAD, LONDON, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £575,000

Lease: 978 Years

Service Charge: £921 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.











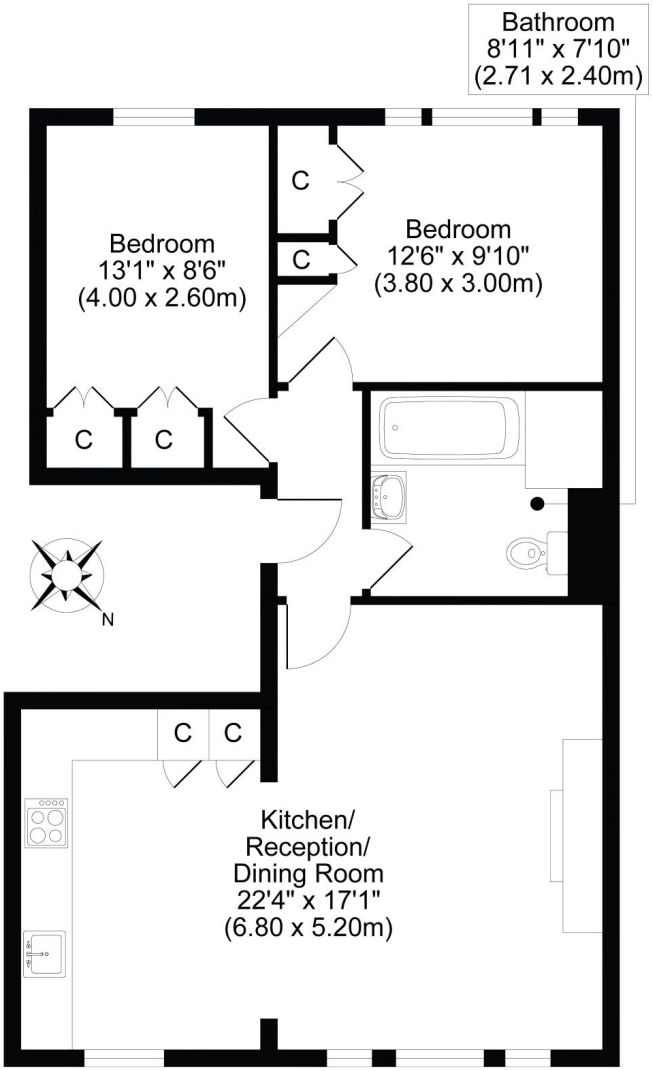






ELSHAM ROAD, W14

TOTAL APPROX FLOOR PLAN AREA 687 SQ.FT (64 SQ.M)



SECOND 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.

optic MEDIA
opticmedia.co.uk

