

# Holland Road, W14





Approx. Gross Internal Area  
642 sq ft (60 sq m)



Ground Floor



## Holland Road, W14

A smart two bedroom apartment on the Raised Ground Floor of a handsome stucco fronted building on Holland Road, W14.

In excellent condition, with high ceilings and good proportions, the open plan modern kitchen/reception room has secondary glazing offering peace and quiet in a central location. The bathroom has recently been installed, and the bedrooms, both to the rear, offer a green outlook over gardens at the back of the building.

The apartment is ideally positioned for the transport links of Shepherds Bush just a short walk away, as well as the shopping, restaurants and bars of Westfield. The open spaces of Holland Park are within easy reach, as is Kensington High Street to the south.

## Terms

<b>Tenure</b>	Leasehold, 85 years remaining
<b>Service Charge</b>	Circa £1600 per annum
<b>Ground Rent</b>	£40 per annum
<b>EPC Rating</b>	C
<b>Council Tax Band</b>	D
<b>Local Authority</b>	The Royal Borough of Kensington and Chelsea
<b>Price</b>	£525,000 Subject to Contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

JOHN WILCOX  
& Co.

020 7602 2352

[www.johnwilcox.co.uk](http://www.johnwilcox.co.uk)