



## 1 bed apartment to buy in W14

104 Holland Road, London, W14 8BD

**£370,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Double Bedroom Apartment
- ✓ Royal Borough Of Kensington And Chelsea
- ✓ Separate Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A well-presented top floor one-bedroom apartment set within a stunning Victorian townhouse on Holland Road. The apartment benefits from a spacious reception room filled with natural light, a separate kitchen, generous bathroom, and a well-considered layout that makes excellent use of the space.

Holland Road is conveniently located within walking distance of a wide range of attractions, offering easy access to some of West London's best places to shop, dine and explore. Most notable is the beautiful Holland Park, just a few minutes' walk away, providing expansive green spaces and tranquil surroundings. Excellent shopping and amenities can be found nearby at High Street Kensington and Westfield London, both within easy reach. The property also benefits from superb transport links, with the Central Line available at both Holland Park and Shepherd's Bush stations, providing access to the City in under 20 minutes. Kensington Olympia station is also close by, offering connections via Southern Rail, the Overground and District Line.

Located in the borough of Kensington and Chelsea which offers a parking permit all over the borough right up to Harrods and beyond.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 164

Annual Service Charge Amount: £3,672.00

Price: Starting Bid £370,000

Property Type: Apartment

Parking: On Street, Permit Parking

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 545 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 545 SQ FT/ 51 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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