



HOLLAND PARK GARDENS, LONDON, W14
£1,300,000

Carter Jonas

HOLLAND PARK GARDENS, LONDON. W14

A wonderful two double bedroom apartment on the favoured first floor of this elegant and well maintained period house. The apartment has wooden floors throughout and a semi open plan reception/dining/kitchen with wonderful high ceilings and doors opening to the balcony, with access to communal gardens.

The bedroom accommodation is found at the rear of the building overlooking the communal gardens. Both bedrooms have built in storage with the master bedroom having an en suite cloakroom. There is also a well-appointed shower room.

Holland Park Gardens is close to Holland Park Avenue which offers a fantastic array of local amenities. Transport links in the area are very good with the Central, District and Circle lines close by.

A RECENTLY MODERNISED TWO BEDROOM APARTMENT ON THE FIRST FLOOR OF THIS PERIOD BUILDING, WITH ITS OWN BALCONY AND ACCESS TO COMMUNAL GARDENS.



AMENITIES

- 2 Bedrooms
- Bright, open reception/kitchen
- First Floor
- Balcony
- Wood floors

TENURE Leasehold 956 years unexpired

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND D





Holland Park Gardens, W14

Approximate Area = 76.2 sq m / 820 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 1.1 sq m / 12 sq ft
 Total = 77.3 sq m / 832 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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 Offices throughout the UK

Energy Efficiency Rating		Current	Potential
Scale from poorest to best (rating code)			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
1-30			
100 = Energy efficient - Super rating code			
		68	81
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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