

# Holland Park Road

W14





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A lovely, bright, three-bedroom townhouse with a large reception room, spanning across the whole of the first floor, opening to a balcony. The kitchen/breakfast/dining room is on the ground floor and opens to a conservatory and a well planted low maintenance garden with lighting and irrigation.

There are two bathrooms, one ensuite and off-street parking, in addition to RBKC residents' parking. Located just moments from Kensington High Street and the open spaces of Holland Park.







#### Property features

- Freehold house
- Off-street parking and RBK&C residents' parking
- Ample storage
- Good condition throughout
- South facing garden and conservatory
- Peaceful street, with little passing traffic
- High-speed (1 Gigabit) Internet connection
- Modern tech amenities such as a ring security system, Hive heating system, and Nest fire alarm.

**Price:** £2,495,000

**Tenure:** Freehold

**Local Authority:** Royal Borough of Kensington and Chelsea

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Floor area: 1,302 Sq. Ft / 121 Sq. M  
Approximate gross internal area

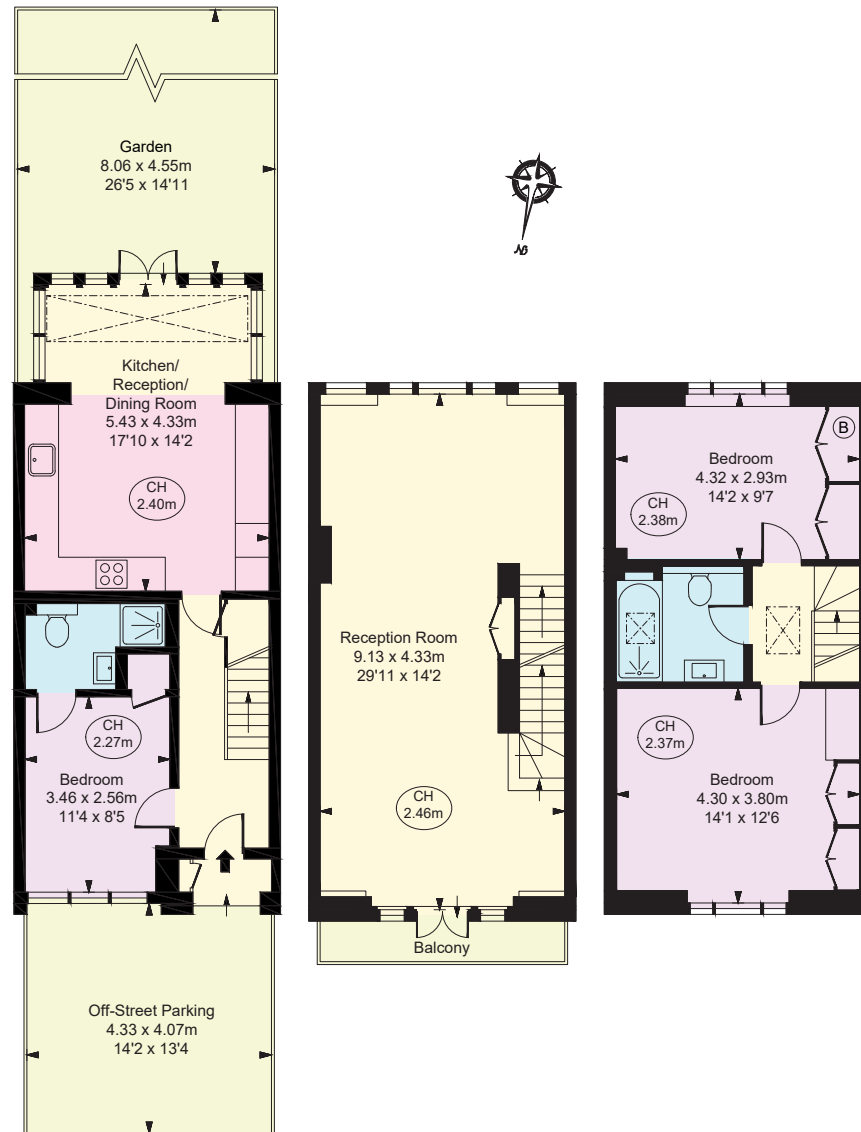
EPC rating - C

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<b>Price:</b>	£2,495,000
<b>Tenure:</b>	Freehold
<b>Council Tax Band:</b>	H £2,844.80pa
<b>Local Authority:</b>	Royal Borough of Kensington and Chelsea

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**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



**Ground Floor**  
Approximate Gross Internal Area  
43.50 sq m / 468 sq ft

**First Floor**  
Approximate Gross Internal Area  
39.03 sq m / 420 sq ft

**Second Floor**  
Approximate Gross Internal Area  
37.73 sq m / 406 sq ft



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