



Holland Road, Shepherds Bush, W14

Asking Price: £670,000



Holland Road, Shepherds Bush, W14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment comprising approximately 893 square feet of internal living space, located on the second floor of an elegant period conversion on the desirable Holland Road. The property offers a spacious reception and dining room, along with a separate kitchen fitted with modern appliances. The main bedroom includes built-in wardrobes and a private en-suite bathroom. There is also a second bedroom and a separate family bathroom.

Brilliantly located near Holland Park, one of London's most beautiful green spaces, renowned for its tranquil wooded paths, formal gardens, and the famous Kyoto Garden. The property also enjoys easy access to an excellent selection of local amenities, with Kensington High Street, Notting Hill, and Westfield London all nearby, offering everything from renowned restaurants to boutique shops.

Public transport is also conveniently located nearby, with Kensington Olympia(District/ Southern Railways) and Shepherd's Bush (Central Lines).

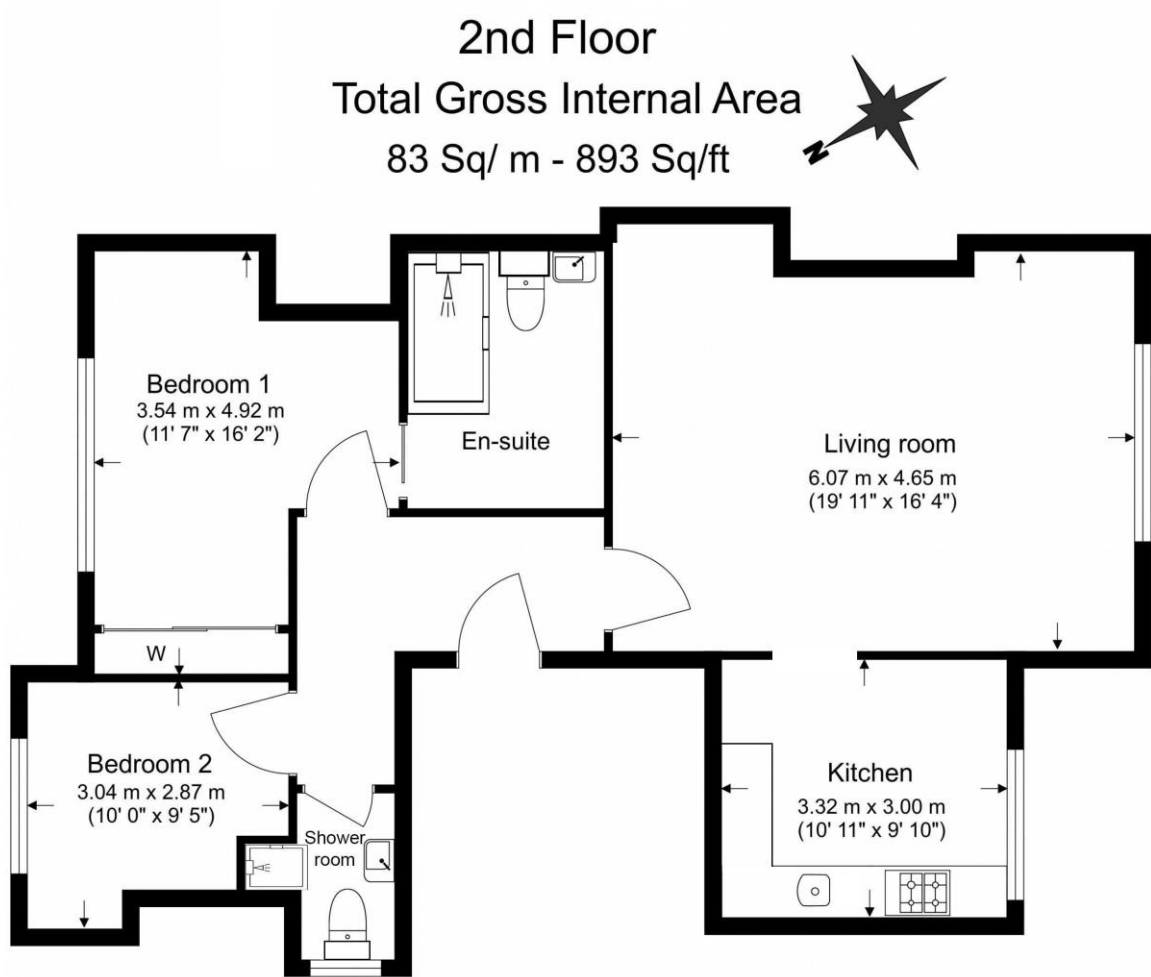




Property Features:

- Two Bedrooms
- Two Bathrooms
- 893 Square Feet (Approx.)
- Second Floor
- Communal Gardens
- Shepherd's Bush station (0.2 miles)
- Kensington Olympia station (0.4 miles)
- Holland Park station (0.5 miles)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£670,000
Tenure:	Leasehold Expires 23/06/2115 Approximately 89 Years Remaining
Ground Rent:	£200.00 (per annum) To June 2026
Service Charge:	£9,765.67 (per annum) To June 2026
Anticipated Rent:	£2,950.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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