



Elsham Road W14

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2 DOUBLE BEDROOMS

OPEN PLAN RECEPTION/KITCHEN/BREAKFAST ROOM

EN SUITE BATHROOM

SHOWER ROOM

UTILITY ROOM

SHARED FRONT & REAR PRIVATE PATIO GARDEN

EPC RATING C 70

COUNCIL TAX BAND E

LEASE LENGTH: 946 YRS APX

SERVICE CHARGE & BUILDING INSURANCE: £756 PA APX

A very well-configured 2 double bedroom lateral flat which occupies the lower ground floor of a handsome and imposing Stucco fronted Victorian property. The generous open plan reception / kitchen / breakfast room is to the front of the property and has a wide shuttered bay window and is excellent living/entertaining space. There are 2 very good double bedrooms to the rear of the property, one of which has a walk-in wardrobe area which leads to the spacious ensuite bathroom. The 2nd bedroom is beside and has excellent built-in storage. There is an additional bathroom. This well-presented flat of approximately 830 sq ft is situated on the border of Holland Park and in the Royal Borough of Kensington & Chelsea and excellently positioned for a variety of amenities and transport links!

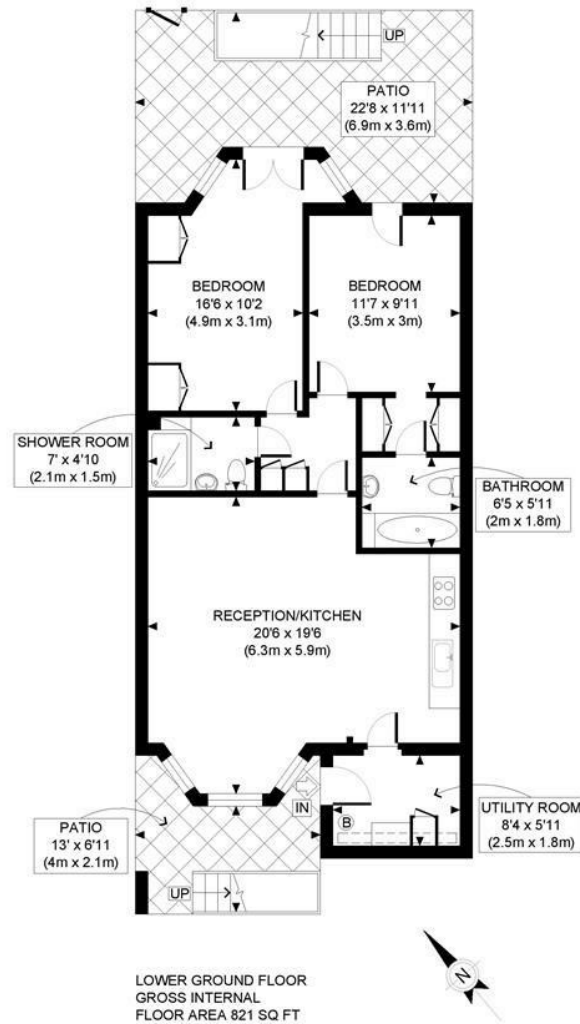
PRICE GUIDE £685,000

LEASEHOLD - SHARE OF FREEHOLD

SUBJECT TO CONTRACT







APPROX. GROSS INTERNAL FLOOR AREA: 821 SQ FT/ 76 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.