



Hofland Road W14





# Hofland Road W14

**MODERNISED AND EXTENDED COTTAGE**

**3 DOUBLE BEDROOMS**

**EXPANSIVE GROUND FLOOR ENTERTAINING  
AREA**

**SECLUDED PAVED AND WALLED REAR GARDEN**

**SPACIOUS FRONT GARDEN**

**TWO BATHROOMS**

**WOOD FLOORS THROUGHOUT**

**UNFURNISHED**

**AVAILABLE NOW**

**COUNCIL TAX BAND F**

This recently extended and modernised cottage on the sought after Hofland Road comprises of an expansive, open plan reception / kitchen / dining area with access to the secluded, paved and walled rear garden.

The reception has wood flooring, a large sash window and a feature fireplace. The kitchen is to the rear of the property and has a generous amount of built in storage. The breakfast/dining room to the side of the kitchen has French doors to the patio garden. There is also a laundry cupboard under the stairs.

The full width principal bedroom to the front of the first floor has ample built in storage, 2 southerly sash windows allowing light to flood through, and built in storage on either side of the chimney breast. In addition, there is a second double bedroom and a family bathroom with a separate shower. The second floor boasts a bright third double bedroom featuring a Juliet balcony, with plenty of light through the skylights with eaves storage space and a second bathroom.

Hofland Road is a pretty and quaint road located just a short walk from the new Olympia development and within easy reach of fantastic local schools. transport links and wonderful gastro pubs such as The Bird in Hand and The Havelock Tavern which are right on your doorstep. Available now, unfurnished. Council Tax band F.

**£992 PER WEEK**

**SUBJECT TO CONTRACT**



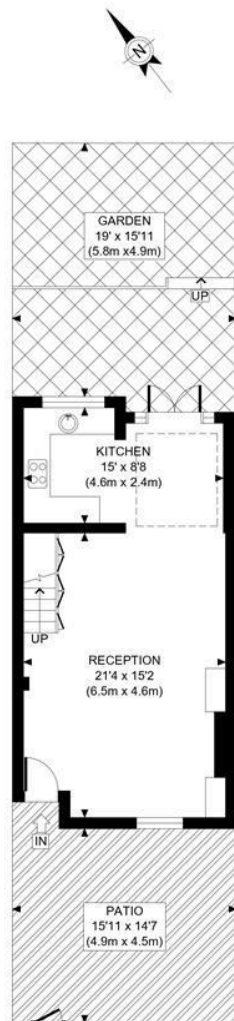








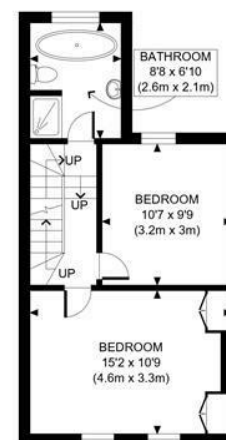




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 450 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 355 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 271 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 392 SQ FT



HOFLAND ROAD, W14

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1197 SQ FT/ 111 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1113 SQ FT/ 103 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.