



HOLLAND ROAD | LONDON W14
NEWLY REFURBISHED STUDIO APARTMENT IN HOLLAND PARK

CHARMING PROPERTY LOCATED ON HOLLAND ROAD

Annual Service Charge: £1,894.28 current budget

Share of Freehold

999 year lease extension granted upon exchange of contracts

Beautifully refurbished studio apartment positioned in the heart of Holland Park/Kensington Olympia.

Set within an attractive period conversion on sought-after Holland Road, this bright and thoughtfully designed apartment offers excellent natural light, high ceilings and a peaceful green outlook. The property has recently undergone extensive refurbishment including a brand new kitchen, stylish shower room, new flooring and full redecoration throughout.

The intelligently arranged living space provides clearly defined areas for relaxing, dining and sleeping, making the apartment feel both comfortable and highly functional. The separate fitted kitchen features modern cabinetry, integrated appliances and excellent storage, while the contemporary shower room has been finished in elegant neutral tones.

Ideally located within easy reach of Kensington Olympia, Holland Park and Shepherd's Bush, the property benefits from superb transport connections, excellent local amenities, Westfield Shopping Centre and some of West London's most desirable green spaces.

An ideal first-time purchase, pied-à-terre or investment opportunity in one of W14's most desirable locations. Please note that images may include virtual staging for illustrative purposes.





ACCOMMODATION

Bright and beautifully refurbished studio apartment comprising a versatile reception/sleeping area, separate modern fitted kitchen and stylish contemporary shower room.

LOCATION

Holland Road is ideally positioned within the highly sought-after Holland Park and Kensington Olympia area of West London, forming part of the Royal Borough of Kensington & Chelsea. The property is conveniently located within easy reach of Kensington (Olympia) Station, offering London Overground and District Line services, while Holland Park and Shepherd's Bush stations provide excellent connections across Central London. Westfield London, Holland Park, Brook Green and a wide selection of cafés, restaurants and local amenities are all nearby, making this an exceptionally convenient and desirable location. The area combines elegant period architecture, excellent transport links and vibrant local lifestyle amenities, making it particularly attractive for first-time buyers, professionals and investors alike.



PROPERTY INFORMATION

Property Type: Flat

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check

Ofcom Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking

Permit Required

Terms

Price: £325,000

Tenure: Leasehold - Share of Freehold

Lease: A 999 year lease from 25th March 1988 to be granted on exchange

Service Charge: £1,894.28 per annum budget

Ground Rent: n/a

Ground Rent Review Period:

Local Authority: The Royal Borough of Kensington & Chelsea

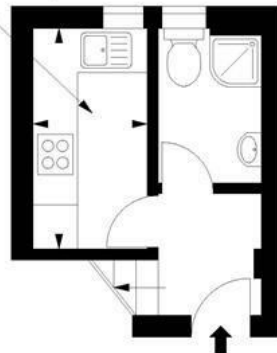
Council Tax Band: C

Holland Road, W14



Approx. Gross Internal Area
323 Sq Ft - 30.01 Sq M

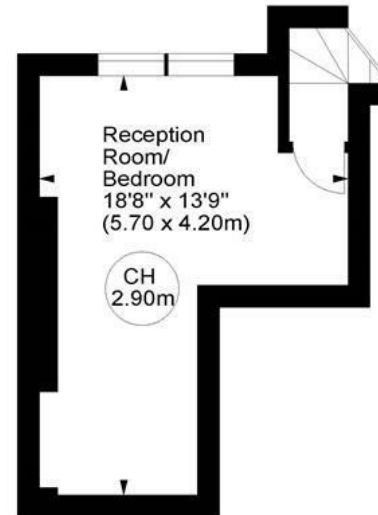
Kitchen
9'10" x 5'1"
(3.00 x 1.55m)



Second Floor

Reception
Room/
Bedroom
18'8" x 13'9"
(5.70 x 4.20m)

CH
2.90m



Second Floor
Mezzanine

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
67	77
England & Wales	
EU Directive 2002/91/EC	

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Newly refurbished studio apartment
- Bright reception/sleeping space
- Separate fitted kitchen
- Stylish modern shower room
- Excellent natural light
- Holland Park / Kensington Olympia location
- Share of freehold
- Ideal first home or investment



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