



**Holland Road, W14**

**£650,000**

A wonderfully presented, lower ground floor conversion flat situated within an attractive Victorian villa on Holland Road. Arranged laterally, this excellent property benefits from a large, bay fronted, double bedroom complete with built in storage and en-suite bathroom. The property holds an additional guest bathroom and a fully integrated, separate kitchen. A spacious reception room with high ceilings at the rear of the property with original features and and office space before double doors opening out onto the well maintained garden.

This stunning property allows for lots of natural light and is a superb choice for first time buyers & investors alike. The property is well presented offering excellent value for money and comes with a share of freehold.

Holland Road is a popular road in the Borough of Kensington & Chelsea, with excellent access to local amenities in Holland Park, High Street Kensington and Westfield Shopping Centre. The green spaces of Holland Park & Brook Green are nearby. There are good transport links under a mile away with Holland Park Station (Central line), Kensington Olympia and Shepherds Bush station (Overground & Central line).

- Large Double Bedroom
- Share of Freehold
- Private Garden
- No Chain
- Separate Kitchen
- Borders Of Holland Park

# FLETCHERS

## ESTATE AGENTS



Approximate total area<sup>(1)</sup>  
70.7 m<sup>2</sup>  
761 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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