



ELSHAM ROAD, W14
£625,000 SHARE OF FREEHOLD

A CHARMING TWO BEDROOM FLAT SITUATED ON THE SECOND FLOOR OF A BROAD VICTORIAN TERRACED HOUSE.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk



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DESCRIPTION:

A charming two bedroom flat situated on the second floor of a broad Victorian terraced house. The property has a west facing reception room, kitchen/dining room, two double bedrooms and a bathroom.

Elsham Road is an attractive tree lined street within the Royal Borough of Kensington & Chelsea and located between Kensington High Street and Westfield Shopping Center with their many excellent shops, restaurants and transport facilities. The green open spaces of Holland Park are also within easy walking distance (0.4 miles).

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen/Dining Room | Two Double Bedrooms | Bathroom

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

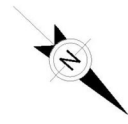
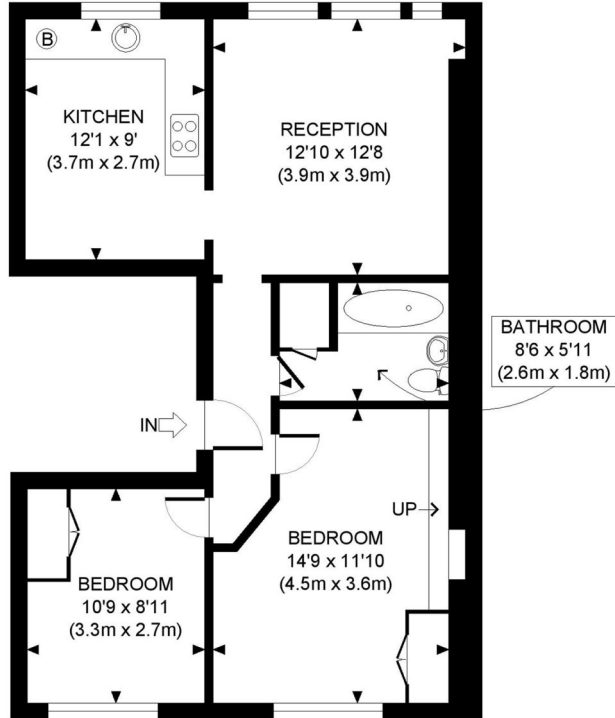
Holland Park (Central line)

Kensington Olympia (Overground and District Line)

Shepherds Bush (Overground and Central Line)







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 649 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 649 SQ FT/ 60 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	80
EU Directive 2002/91/EC			

Lease: 999 years from 25 December 1978
Ground Rent: TBC
Service Charge: £1,200 per annum
Council tax band: D

Please note all figures are approximate

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