



ELSHAM ROAD, W14
£300,000 LEASEHOLD

A BRIGHT ONE BEDROOM FLAT SITUATED ON THE THIRD FLOOR OF A BROAD VICTORIAN TERRACED HOUSE.

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DESCRIPTION:

A bright one bedroom flat situated on the third floor of a broad Victorian terraced house. The accommodation includes a reception room, separate kitchen, bedroom and bathroom. There is potential (subject to planning permission and a licence to alter) to extend the living space to match adjoining properties.

Elsham Road is an attractive tree lined street located within The Royal Borough of Kensington & Chelsea and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Westfield Shopping Centre. The green open spaces of Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Separate Kitchen | Bedroom | Bathroom

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

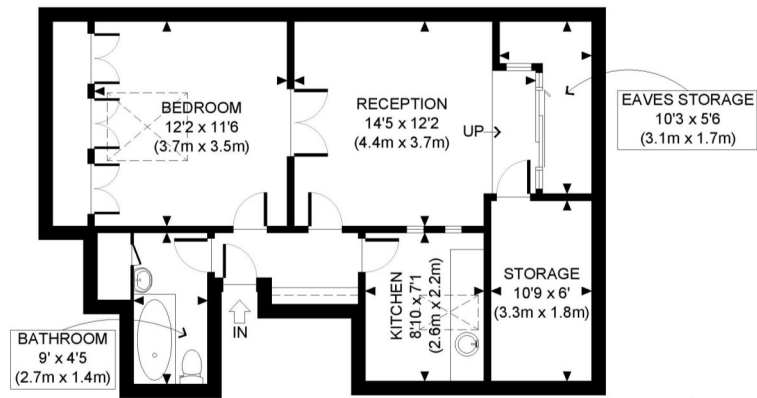
Kensington Olympia

Shepherds Bush

Holland Park







THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA WITH EAVES STORAGE/STORAGE 605 SQ FT
 FLOOR AREA WITHOUT EAVES STORAGE/STORAGE 492 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/STORAGE: 605 SQ FT/ 56 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/STORAGE: 492 SQ FT/ 46 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		68
(39-54)	E	45	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 51 years remaining
Ground Rent: £60 per annum
Service Charge: £1,200 per annum
Council tax band: C

Please note all figures are approximate

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