



HAZLEWOOD CRESCENT, W10  
OFFERS OVER £550,000 LEASEHOLD

**STUNNING TWO BEDROOM NEWLY  
RENOVATED DUPLEX FLAT IN THIS SECURE  
PURPOSE BUILT BUILDING**

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## DESCRIPTION:

This exceptionally bright purpose built flat presented throughout in a modern style offers space, location and value for money. Situated on the first floor of this secure purpose built development, the property has been modernised by the current owner to provide a fully fitted kitchen, a good sized reception room with dual aspect windows on the lower floor. The two double bedrooms and newly fitted bathroom are situated on the higher floor offering well-proportioned, good quality space. The property further benefits from a private balcony accessed via the second bedroom. All in all a bright, wonderful home.

Located on the Northern side of Hazlewood Crescent close to the junction with Trelick Tower, the flat is well situated to take advantage of all that the area has to offer. There is a wide selection of shops, restaurants and cafes on the nearby Golborne Road, plus the wonders of Portobello Road Market. Westbourne Park Underground Station (Hammersmith & City and Circle Lines) and good local bus routes provide access in and out of the city.

## AT A GLANCE

- Lease Being Extended to 125 Years
- Duplex Flat
- Two Double Bedrooms
- Abundance of Natural Light
- Fully Fitted Kitchen
- Stunning Interior Design
- High Quality Finishing
- Secure Building
- EPC Rating E

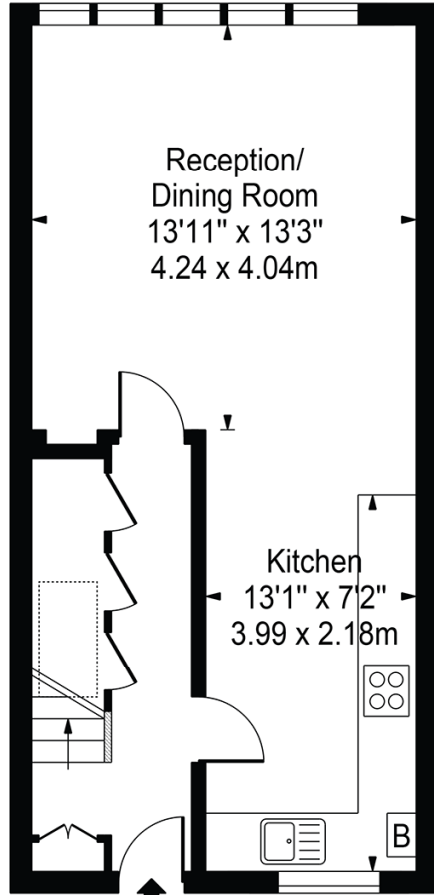




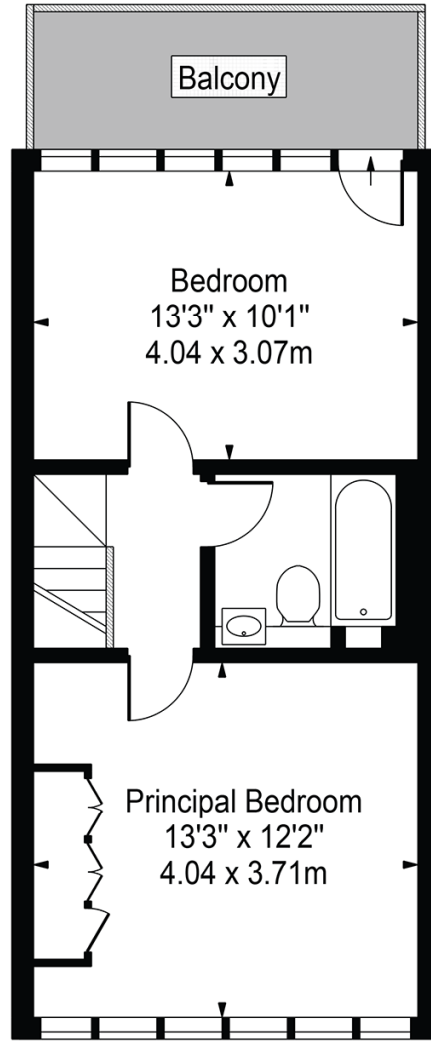


# Holmefield House

Approx. Gross Internal Area 773 Sq Ft - 71.81 Sq M



**First Floor**  
(387 Sq Ft - 35.95 Sq M)



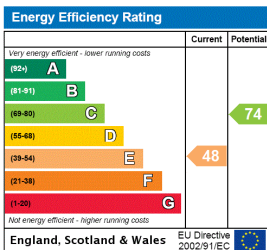
**Second Floor**  
(386 Sq Ft - 35.86 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.



**Tenure:** Leasehold

**Term:** 86 Years and 4 Months currently being extended to 125 Years

**Service Charge:** £2539 per annum

**Ground Rent:** £ 10 Annually

**Council Tax Band:** RBKC Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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