



**ROYAL CRESCENT, HOLLAND PARK, W11**  
**£575,000**

**Carter Jonas**

# ROYAL CRESCENT, HOLLAND PARK, W11

A one bedroom apartment along the Grade II listed Royal Crescent with access to communal gardens.  
Raised ground floor one bedroom apartment within a beautiful period building.

The apartment is a good size and includes a open kitchen reception. The circular bedroom is a spacious double and includes a dressing room. The bathroom is a three piece suite and throughout is good storage. The flooring is wooden and the decoration neutral.

The apartment also benefits from access to the garden square. Royal Crescent is a Grade II listed street in the Norland Conservation area with beautiful resident's communal gardens. Moments from Holland Park Avenue, Holland Park and Westfield shopping centre.

The closest stations are Holland Park and Shepherds Bush Overground and Underground station.

## A ONE BEDROOM APARTMENT ALONG THE GRADE II LISTED ROYAL CRESCENT WITH ACCESS TO COMMUNAL GARDENS.

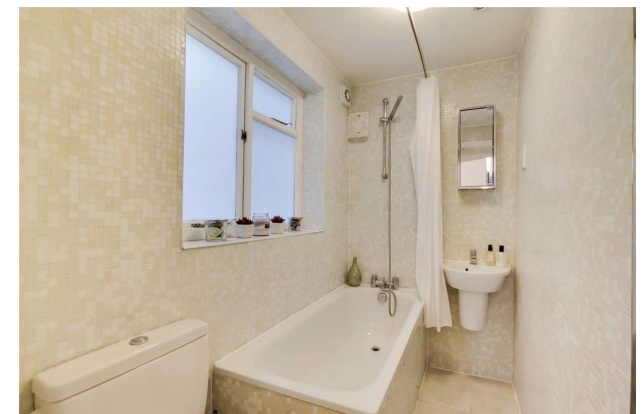


### AMENITIES

**TENURE** Share of Freehold

**LOCAL AUTHORITY**

**EPC BAND** D



Classification L2 - Business Data





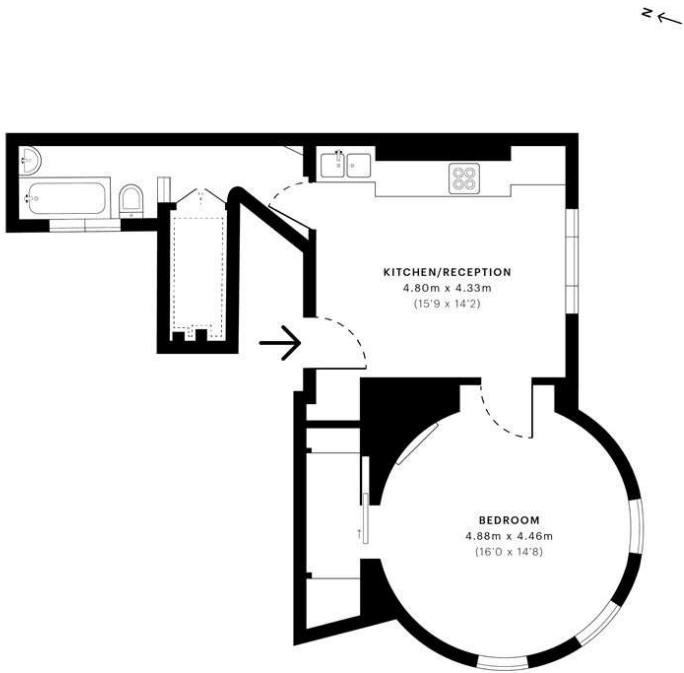
Carter Jonas

Royal Crescent, W11

CAPTURE DATE 31/03/2021 LASER SCAN POINTS 1,954,404

GROSS INTERNAL AREA

48.40 sqm / 520.97 sqft



Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
48.40 sqm / 520.97 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes voids, internal head height  
44.15 sqm / 475.23 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
1.87 sqm / 20.13 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMA 3B RESIDENTIAL 48.88 sqm / 526.14 sqft  
IPMA 3C RESIDENTIAL 45.27 sqm / 487.28 sqft

SPEC ID: 60629eb210f0c0d8f00cc8f

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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