



ELSHAM ROAD, LONDON, W14
OFFERS IN EXCESS OF £690,000

Carter Jonas

ELSHAM ROAD, LONDON, W14

Upon walking into this flat you are greeted by the large reception room to the left which is ideally sized for a reception/dining room with high ceilings. This flows into the bright, light kitchen which overlooks the greenery of the communal garden outside.

Also off the hallway are the two bedrooms and the bathroom. Both bedrooms currently have inbuilt cupboards.

Property being sold as a share of freehold with a 5th of the freehold company included as well as a long lease.

Elsham Road is situated a short walk from Kensington Olympia station (overground) and Shepherds Bush station (overground and central line) and has the benefit of being close to Holland Park. The hustle and bustle of Notting Hill is a stones throw away and this property has the added benefit of being nestled within the residential area of Holland Park.

Annual ground rent amount: n/a

Ground rent review period: n/a

How much the ground rent increases by at the review period: n/a

Annual service charge amount: £1500

Service charge review period: n/a

Council Tax Band: E

AMENITIES

- 2 bedrooms
- 1 bathroom
- 667 square feet
- Terraced building
- Share of Freehold
- Communal gardens

TENURE Share of Freehold – 988 years remaining

LOCAL AUTHORITY Kensington & Chelsea Borough Council

EPC BAND C

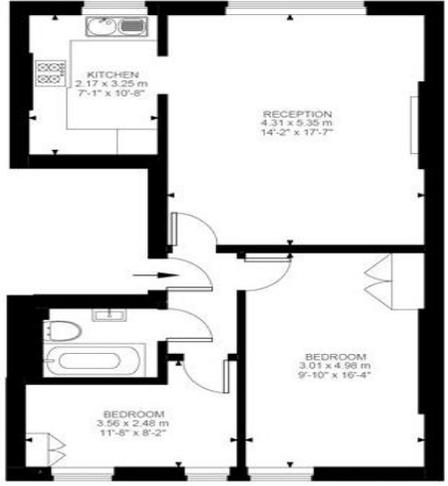
A bright and spacious two bedroom flat with an inviting kitchen and modern bathroom. Elsham Road is a short walk from Kensington Olympia station (overground) and Shepherds Bush station (overground and central line). EPC rating: C.



Classification L2 - Business Data







First Floor
667 ft²

Elsham Road, W14
Approximate Gross Internal Area
61.97 SQ.M / 667 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(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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