

Holland Road, W14

£650,000 Share of Freehold

A well proportioned one bedroom garden flat located close to Holland Park. The property is set back from the road by a mature front garden and benefits from its own private entrance. The flat offers a generous living/entertaining space and an east-facing patio garden. The accommodation comprises downstairs WC/utility, separate fitted kitchen, a large double bedroom with walk-in wardrobe and en-suite bathroom. Holland Road is conveniently located close an array of amenities including Holland Park, High Street Kensington, and the Westfield shopping centre. There is also fantastic transport links via the Central line and District line and easy access to the A40.

1 Bedroom | 1 Reception Room | 1 Bathroom

Kensington Office

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020 7937 9976

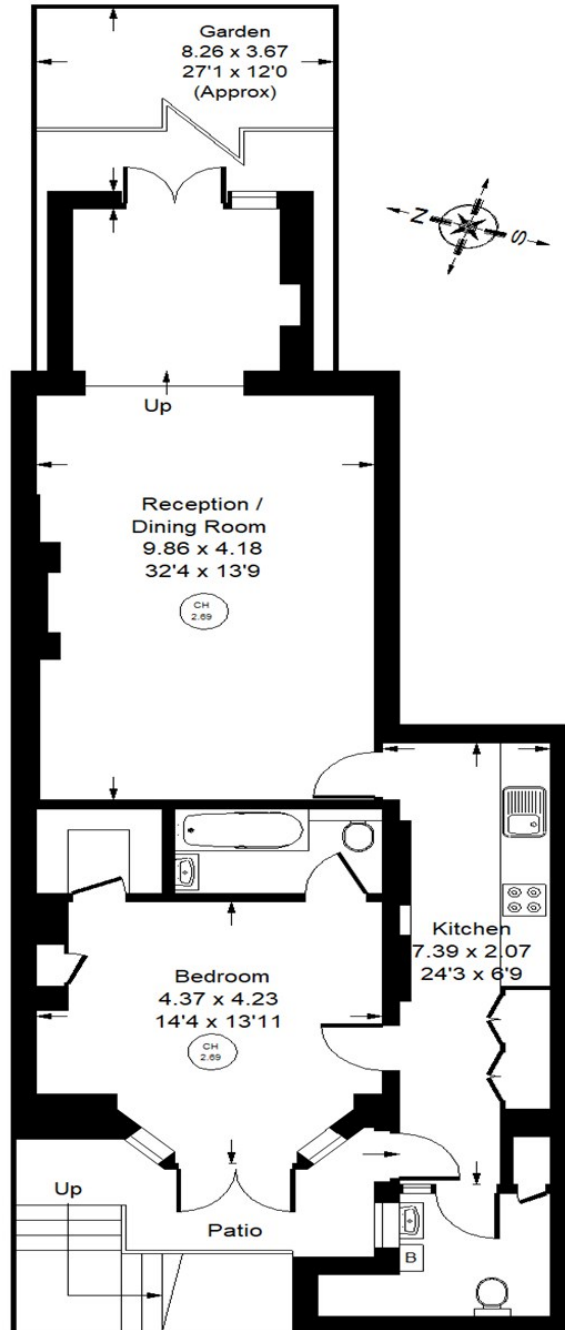
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Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

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Approx. Gross Internal Area
78.8 sq m / 848 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat 160 Holland Road LONDON W14 8BE	Energy rating C	Valid until: 28 May 2025 Certificate number: 8075-7125-3200-7683-8926
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Property type

Ground-floor flat

Total floor area

76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.