Holland Road, W14



WILFORDS
LONDON







Holland Road, W14

844 sq ft / 78 sq m

2 Bedrooms
1 Bathroom
1 Reception Room
Utility Room
Garden and Patio
Share of Freehold

An attractive two-bedroom garden flat occupying the lower ground floor of an elegant period building on Holland Road and a substantial private rear garden.

The accommodation comprises a spacious open-plan kitchen and reception room, featuring wood flooring, an exposed brick fireplace and French doors opening directly onto the garden.

The principal bedroom includes a dressing area and en-suite, while the second bedroom enjoys direct access to the garden.

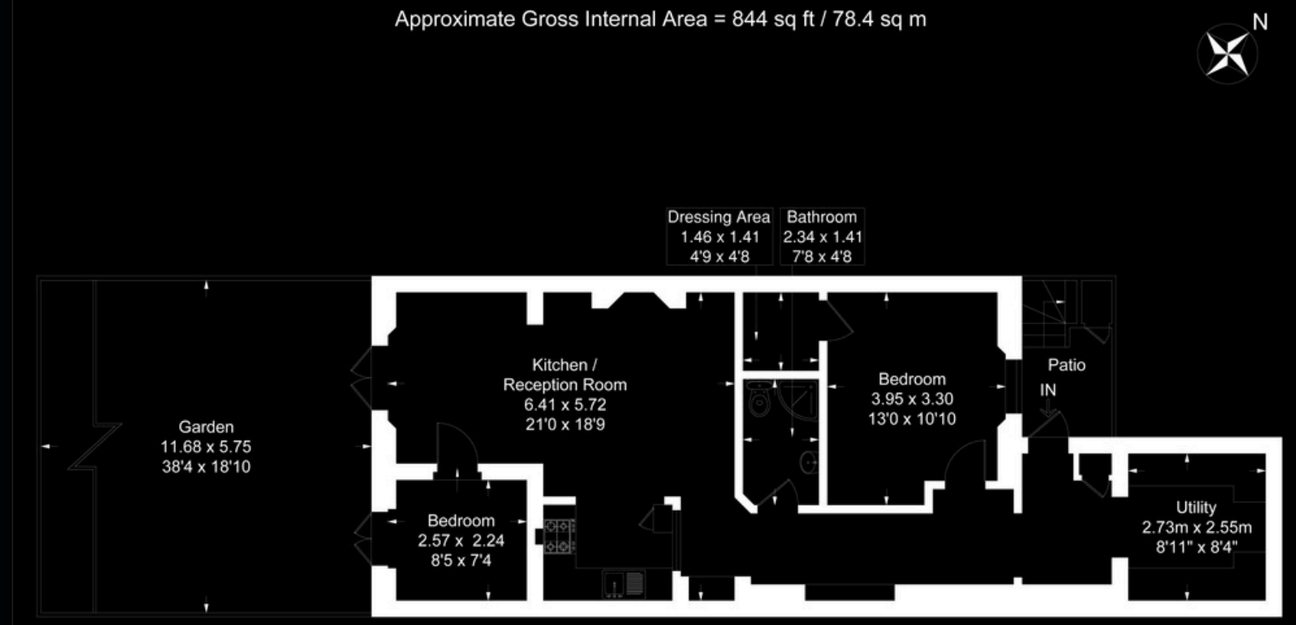
Further accommodation includes a separate utility room, providing useful additional storage and laundry facilities, together with a rear patio area.

A particular highlight of the property is the generous private garden, with mature trees, established planting and a paved seating area, creating an appealing outdoor space for entertaining and relaxation.

Conveniently positioned on Holland Road, close to amenities and transport links.



Approximate Gross Internal Area = 844 sq ft / 78.4 sq m



Ground Floor

HOLLAND ROAD, W14

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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6 Holland St, W8 4LT
020 7361 0400
wilfords.com