



MILTON  
STONE



# Holland Park Road, W14

£1,999,000 Leasehold

4 bedroom semi-detached house for sale

## Description

A substantial leasehold family house in this popular street which runs parallel to High Street Kensington. Although in need of refurbishment the property provides a rare opportunity to create an elegant house in this pretty street.

Having a larger plot than most of its neighbours the house also benefits from off-street parking, a garage and a charming south west facing garden.

The property still has its original layout comprising two reception rooms, kitchen, four bedrooms, two bathrooms plus a visitors cloakroom.

Located just north of Kensington High Street, Holland Park Road is a few minutes walk from the green and open spaces of Holland Park with easy access to all the facilities of the areas of Holland Park and Kensington.

4 Bedrooms, 2 Bathrooms (one en-suite), 2 Reception Rooms, Kitchen, Entrance Hall, Visitors' WC, Garden.

Tenure: Leasehold (44 years)

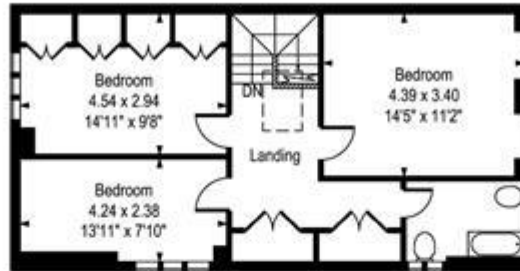
## Tenure

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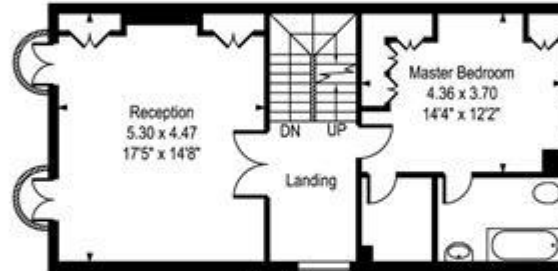


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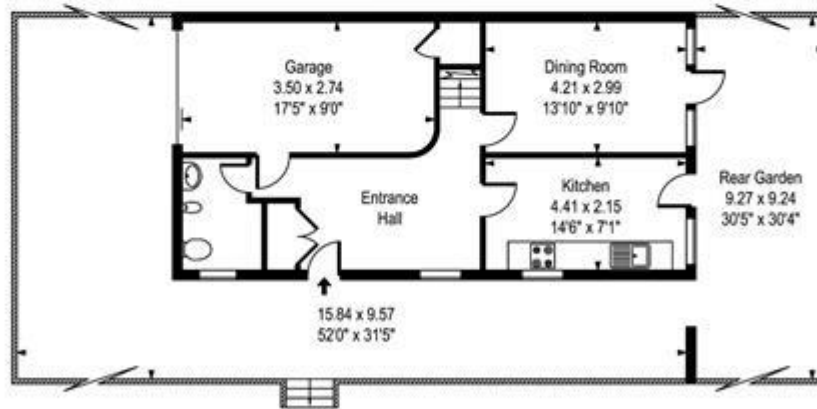
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Second Floor



First Floor



Ground Floor

**Approx Gross Internal Area 1775 Sq Ft - 164.88 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>79</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	<b>62</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
 Milton Stone - Head Office  
 53 Abingdon Road, London W8 6AN  
 Tel: 0207 938 2311 Email: info@miltonstone.com Website: www.miltonstone.com

