



RUSSELL SIMPSON

A charming and well appointed two bedroom flat situated on the raised ground floor of this handsome period building

ELSHAM ROAD
HOLLAND PARK W14

Elsham Road

Sold

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>669_{SQ FT}</div> <div>62_{SQM}</div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>HOL</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>D</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>90_{YEARS}</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£2,501_{P/Y}</div>



The Property

The apartment consists of a beautiful reception and dining area enjoying a large bay window with a South-West facing orientation, adding natural light to the room. In addition to that, the flat benefits from a separate fully fitted kitchen, two double bedrooms, and two bathrooms.



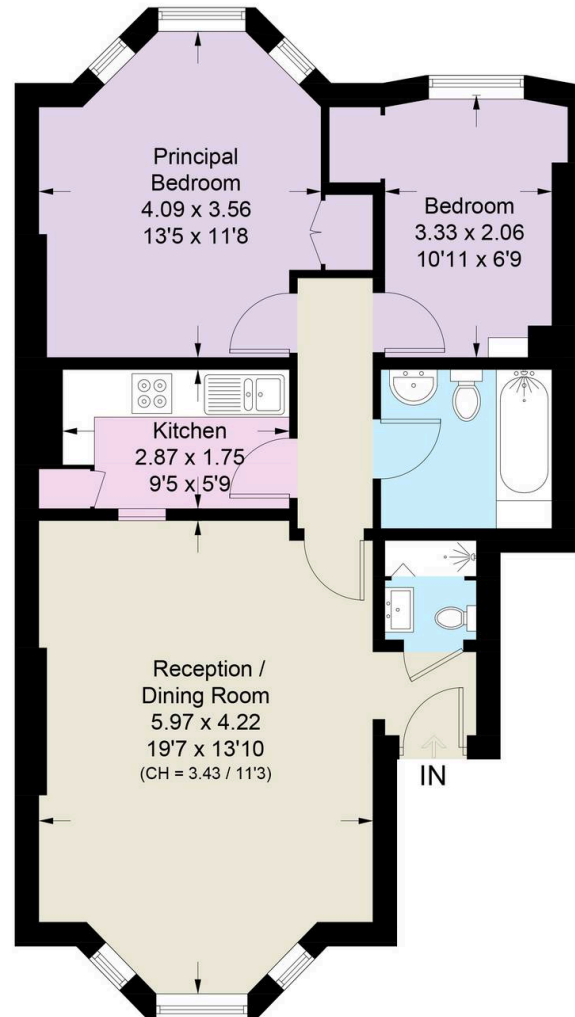
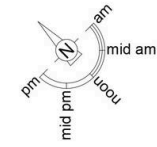


The Neighbourhood

Elsham Road is a popular tree lined street in The Royal Borough of Kensington & Chelsea, located close Westfield Shopping Centre and Holland Park, with excellent transport links via the Central Line to the West or Kensington High Street to the East for the district & Circle Line. Kensington Olympia is also moments away with over-ground links to Gatwick Airport and the West Country.

Elsham Road, Kensington, W14

Approximate Area = 669 sq ft / 62.2 sq m
Including Limited Use Area (0.4 sq m / 4 sq ft)



Raised Ground Floor

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 the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID746325)

**RUSSELL
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