



## **RUSSELL SIMPSON**

A graceful two-bedroom flat  
moments away from the Fulham  
Road

HOLLYWOOD COURT  
CHELSEA SW10

# Hollywood Court

£1,125,000

|                                                |                                                                                          |                                     |                                                                |
|------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|
| <div>BEDROOMS</div> <div>2</div>               | <div>INTERNAL</div> <div>879 <small>SQ FT</small></div> <div>81 <small>SQM</small></div> | <div>OUTDOOR</div> <div>—</div>     | <div>COUNCIL</div> <div>RBKC</div>                             |
| <div>BATHROOMS</div> <div>2</div>              |                                                                                          | <div>EPC</div> <div>C</div>         | <div>COUNCIL TAX</div> <div>F</div>                            |
| <div>TENURE</div> <div>Share of freehold</div> | <div>LEASE LENGTH</div> <div>994 <small>YEARS</small></div>                              | <div>GROUND RENT</div> <div>—</div> | <div>SERVICE CHARGE</div> <div>£4,763 <small>P/Y</small></div> |

## The Property

A third-floor flat with an elegant finish, in a Victorian mansion block on the popular Hollywood Road.





## Indoor Spaces

The flat is centred around a large and beautiful reception room, with windows facing north and west. Its walls and doors are decorated with panel moulding, adding to the sense of refinement. As well as a seating area around the ornate fireplace, there is also space enough for a separate dining area. The reception room opens onto the kitchen, as well as a separate storage cupboard.





## The Bedrooms

The principal bedroom has a window bay looking out over Hollywood Road, while the second bedroom has a wide bank of windows looking out over the same aspect. Both bedrooms include inbuilt storage, the white wardrobes matching the picture rails and decorative cornices. A pair of tastefully decorated bathrooms complete the property.





## The Neighbourhood

Hollywood Road is a delightful street, mixing apartment buildings, terrace houses with Doric porches, and a mix of restaurants, pubs and bakeries. Part of the Boltons Conservation Area, most of its properties were built in the early 1860s – before the more famous Hollywood, in California, was settled. Its south-east end joins the Fulham Road, with a full range of shops and transports link. Fulham Broadway underground station is a short walk away, as well as the beautiful parkland and Victorian tombs of the Brompton Cemetery.

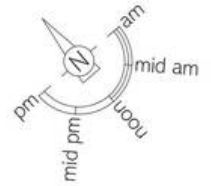
# HOLLYWOOD COURT, HOLLYWOOD ROAD, SW10

Approximate Area = 879 sq ft / 81.7 sq m (Excluding Reduced Headroom)

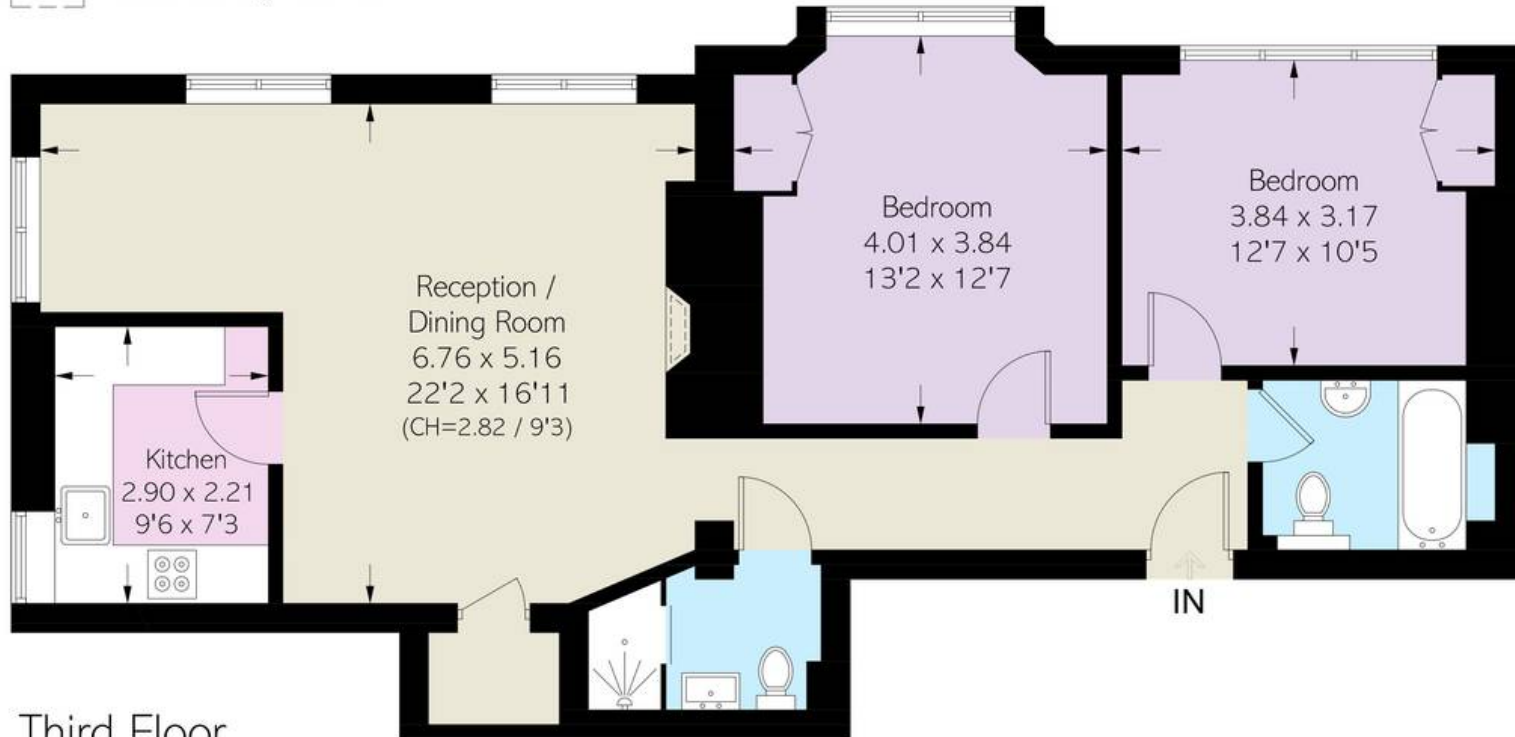
Reduced Headroom = 2 sq ft / 0.2 sq m

Total = 881 sq ft / 81.9 sq m

Including Limited Use Area (1.7 sq m / 18 sq ft)



 = Reduced head height below 1.5m



Third Floor

## VIEWING ARRANGEMENTS

Telephone: +44 (0) 20 7225 0277  
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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.

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SIMPSON**

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## Contact Us

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