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HOMESITE

Sirdar Road Holland Park, W11

Modern three bedroom town house with a private balcony

FULL DETAILS

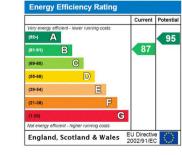
An immaculately presented three bedroom townhouse arranged over five floors. This modern property has excellent entertaining space with a relaxed lounge / tv room on the lower floor, a spacious kitchen / dining room on the ground floor, a bright reception room on the first floor, two double bedrooms and a bathroom on the second floor and a large master suite on the top floor with a private balcony. The whole house is in very good condition with wooden floors throughout, modern appliances and full of natural light. Sirdar Road is conveniently located for easy access into Holland Park, Notting Hill and Portobello Road. Westfield shopping centre is also close by and Holland Park tube (central line) is also a short walk away.

PROPERTY FEAUTURES

PROPERTY INFO

- Modern townhouse
- Three bedrooms
- Two bathrooms
- Separate w.c.
- Wooden floors
- Two reception rooms - Open plan kitchen / dining
- room
- Council Tax Band H -Kensington & Chelsea

TENURE Freehold







Second Floor

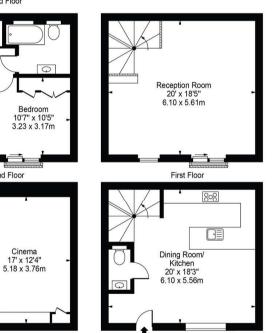
Bedroom

10'7" x 9'3"

3.23 x 2.82m

Utility Room

8'1" x 6'11' 2.46 x 2.11m



Ground Floor Lower Ground Floor For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT. Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

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