



Royal Crescent
Holland Park, W11

£525,000

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HOMESITE

Bright one bedroom apartment with a private terrace and communal gardens

FULL DETAILS

Bright one bedroom apartment with high ceilings, a private terrace and overlooking beautiful communal gardens. The property has wooden floors throughout along with a spacious reception room, separate kitchen, double bedroom and a family bathroom. Set in this attractive crescent in Holland Park with a large private terrace and separate storage area. Royal Crescent is wonderfully located in this sought after location in West London and has access to a wide variety of shops, cafes and restaurants along Holland Park Avenue. Westfield shopping centre is also close by with a huge variety of shopping, eating and entertainment facilities. Holland Park and Shepherds Bush tube stations (central line & overground) are also moments away as are the wonderful green spaces of Holland Park.

PROPERTY FEATURES

- Raised ground floor
- High ceilings
- Wooden Floors
- Large private Terrace
- separate storage area
- Communal Garden access
- Band D - Kensington & Chelsea

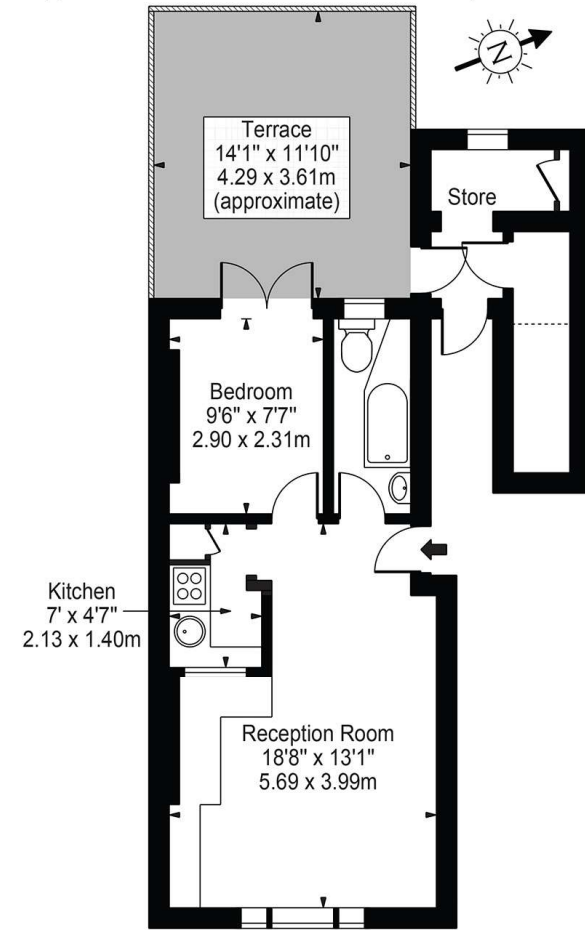
PROPERTY INFO

TENURE
Share of Freehold

SERVICE CHARGE
£2,294.65 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

Royal Crescent, W11
 Approx. Gross Internal Area 354 Sq Ft - 32.89 Sq M
 (Excluding Store)
 Approx. Gross Internal Area Of Store 72 Sq Ft - 6.69 Sq M



Raised 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.