



Sirdar Road
Holland Park, W11

£1,700,000

🛏️ 3 🚪 2 🏠 House

HOMESITE

Modern three bedroom town house with 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. Holland Park tube (central line) is also a short walk away.

PROPERTY FEATURES

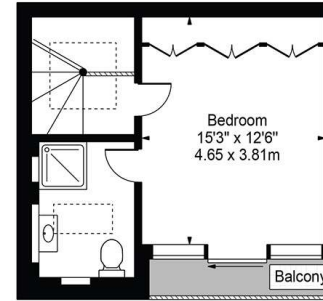
- Modern townhouse
- Three bedrooms
- Two bathrooms
- Separate w.c.
- Wooden floors
- Two reception rooms
- Open plan kitchen / dining room
- Council Tax Band H - Kensington & Chelsea

PROPERTY INFO

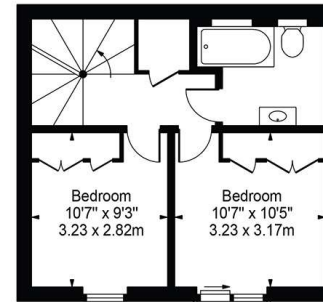
TENURE
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

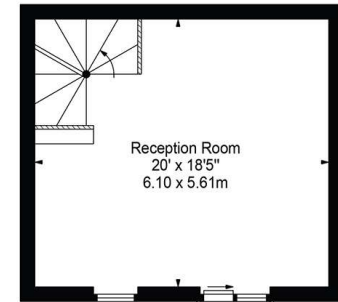
Sirdar Road, W11
Approx. Gross Internal Area 1771 Sq Ft - 164.53 Sq M



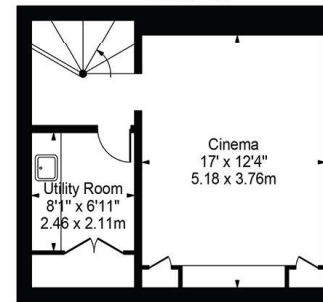
Third Floor



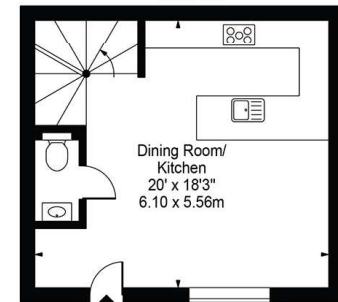
Second Floor



First Floor



Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

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*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.