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# Holland Road, W14 8BE

## 2 Bedroom House



Spacious garden flat within an elegant and imposing white stucco-fronted Victorian villa with its own lower ground floor entrance and with direct access onto a substantial private garden. Comprising front patio area, kitchen, spacious hallway which could be a large work-study area or dining room, laundry-utility room, family bathroom, living room with feature fireplace and two double bedrooms - one with fitted wardrobes and both with direct access through French windows onto the patio and private garden beyond. Being sold with no upper chain.

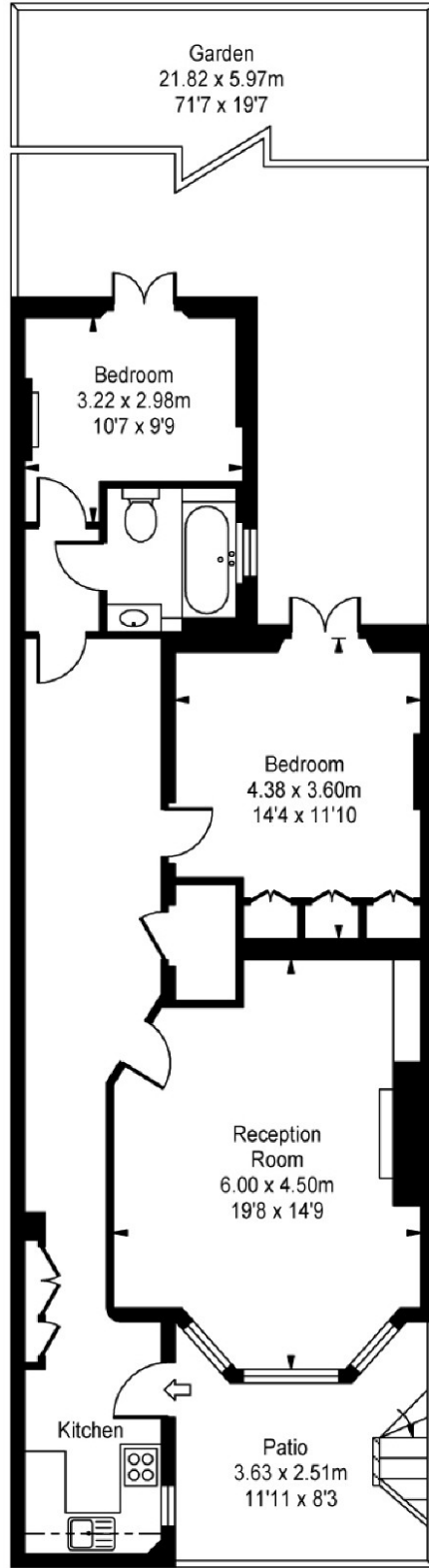
Holland Road is well positioned within the Royal Borough, on the borders on Holland Park, Shepherds Bush and High Street Kensington. The area has a superb selection of cafés, bars and restaurants and Westfield Shopping Centre is nearby. Both the Shepherds Bush Tube (Central Line) and the overland train service are within half a mile.

**Offers in the region of £795,000 Leasehold**



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Approximate Gross Internal Area  
869 sq ft / 80.73 sq m



Lower Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION