

MOUNTGRANGE
HERITAGE



Holland Road, W14

£775,000 Share of Freehold

Located on the ground floor of this stunning period building, this wonderful flat has an impressive reception room with high ceilings, original parquet flooring and cornicing. There is a peaceful and green outlook to the rear, space for dining and a separate kitchen. There are two double bedrooms and ensuite bathrooms, the master bedroom has amazing storage and also a large open loft space. Holland Road is situated within easy reach of Holland Park, the shops and amenities of the Westfield Shopping Centre and Kensington High Street. Transport links include several Underground and Overground Stations, such as Kensington Olympia, Earl's Court and Shepherd's Bush.

2 Bedrooms | 1 Reception Room | 2 Bathrooms

Notting Hill Office

27 Kensington Park Road, London W11 2EU

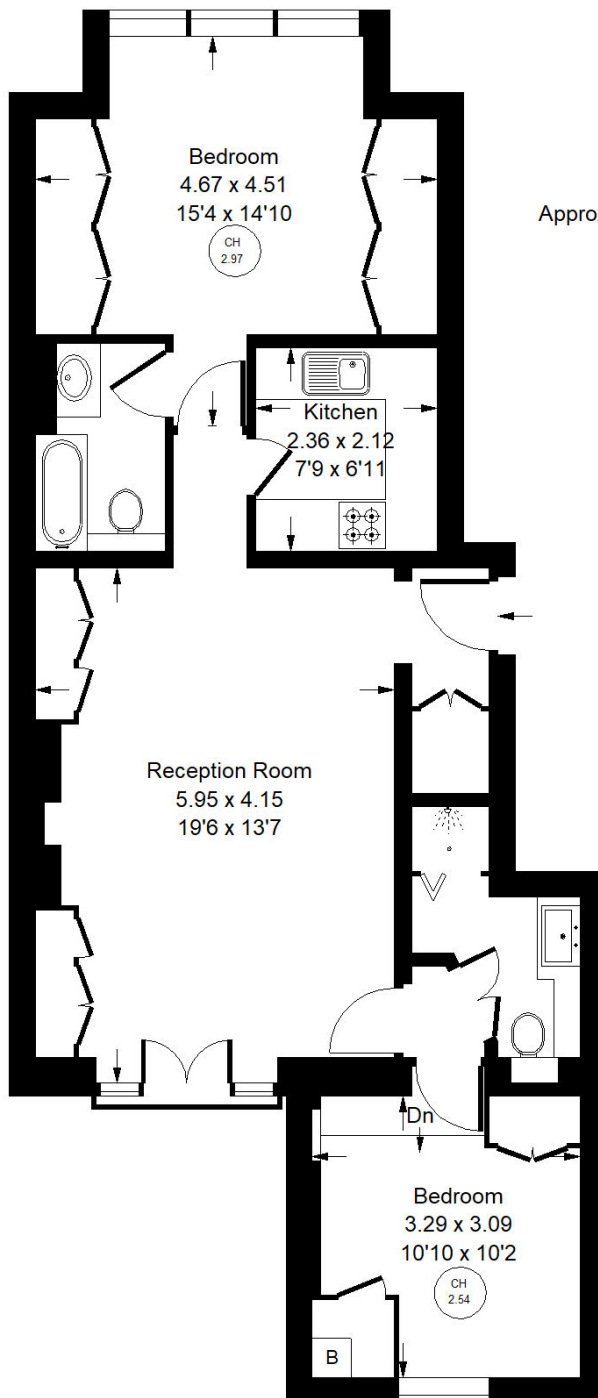
020 7221 2277

sales@mountgrangeheritage.co.uk

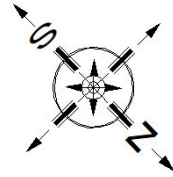
Other offices Kensington - North Kensington

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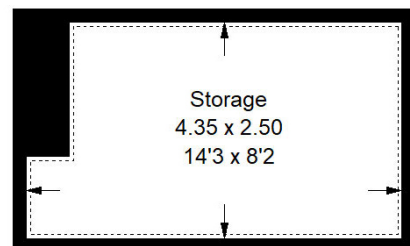
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Approx. Gross Internal Area = 70.7 sq m / 761 sq ft
 Storage = 10.1 sq m / 109 sq ft
 Total = 80.8 sq m / 870 sq ft



= Reduced headroom below 1.5 m / 5'0"



Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Upper Ground Floor
Holland Road
LONDON
W14 8BB

Energy rating

D

Valid until: **16 June 2025**

Certificate number: **9468-9044-7296-3365-7984**

Property type

Ground-floor flat

Total floor area

74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.