



## Elsham Road, W14

£750,000 Leasehold

A large and well-proportioned three double bedroom garden flat benefitting from a private patio entrance. Offering over 1,046 square feet of lateral living the accommodation includes a generous reception room with open-plan kitchen. There are three bedrooms, a family bathroom and separate shower room and WC. The property benefits from a west-facing patio area and eligibility for RBKC residents parking permit. Elsham Road is situated near the vibrant amenities of Holland Park Shepherd's Bush and Westfield, the property boasts excellent transport connections, including overground services from Kensington Olympia and Central Line underground services at Shepherd's Bush.

**3 Bedrooms | 0 Reception Rooms | 2 Bathrooms**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

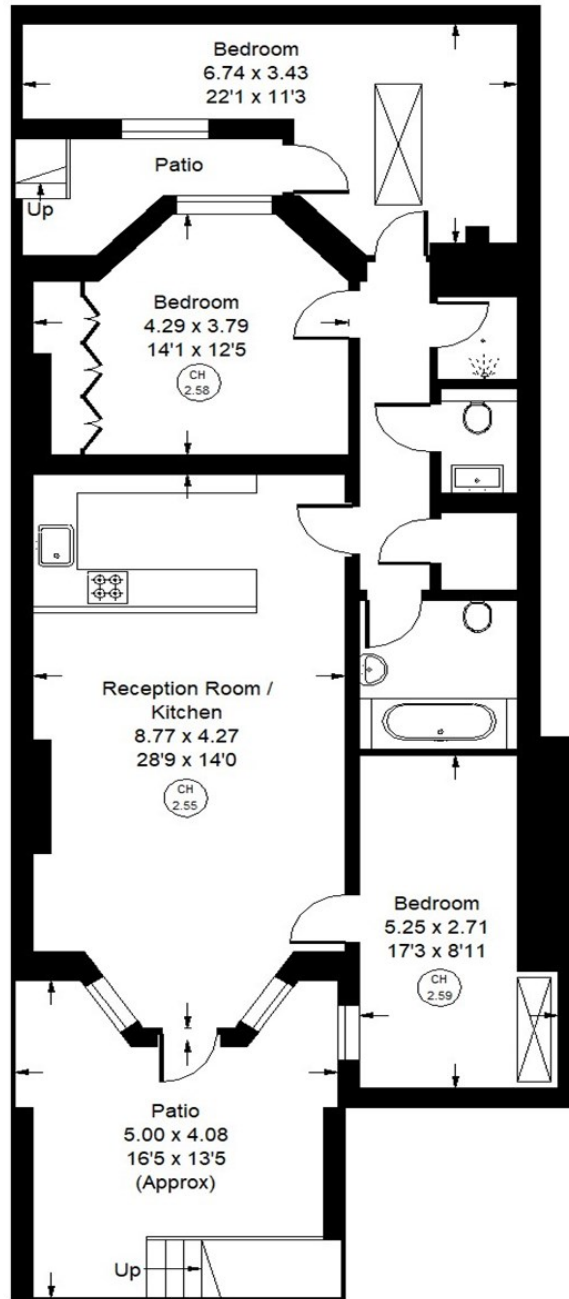
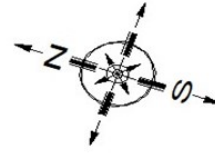
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

Other offices North Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Elsham Road, W14

Approx. Gross Internal Area  
97.2 sq m / 1046 sq ft



**Lower 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.

## 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.