



# Royal Crescent

Holland Park, W11

**Arranged over the ground and first floors, a newly refurbished and beautifully presented two bedroom duplex with an industrial/loft style finish and access to the communal gardens.**

The first floor kitchen / living area is a huge benefit with the bedrooms and a second reception room on the ground floor. Royal Crescent is one of the most striking and attractive streets in West London with magnificent architecture, all of which is listed Grade II\*. The duplex comes with use of the communal gardens and is only minutes' away from the specialist shops and restaurants on Holland Park Avenue and of course the Westfield shopping complex. The underground stations at Holland Park Avenue and Shepherd Bush (Central Line) are both only roughly 5 minutes' walk giving direct access to the City and West End and the open green space of Holland Park is also close-by.

## Terms

**Tenure:** Leasehold - expiring 28/09/2971, ie 950 years unexpired together with a share in the Freehold

**Ground Rent:** Peppercorn

**Service Charge:** Approx £3,600 per annum

**EPC:** C

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Price:** £1,425,000 Subject to Contract



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For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings