

## **RUSSELL SIMPSON**

Spacious two bedroom flat with  
south-facing balcony

ELSHAM ROAD  
HOLLAND PARK W14

Elsham Road

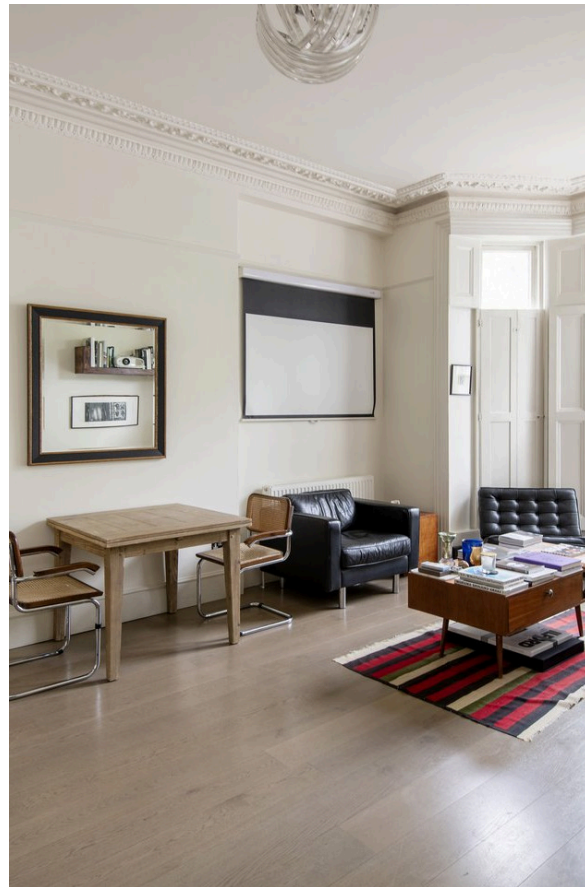
Sold

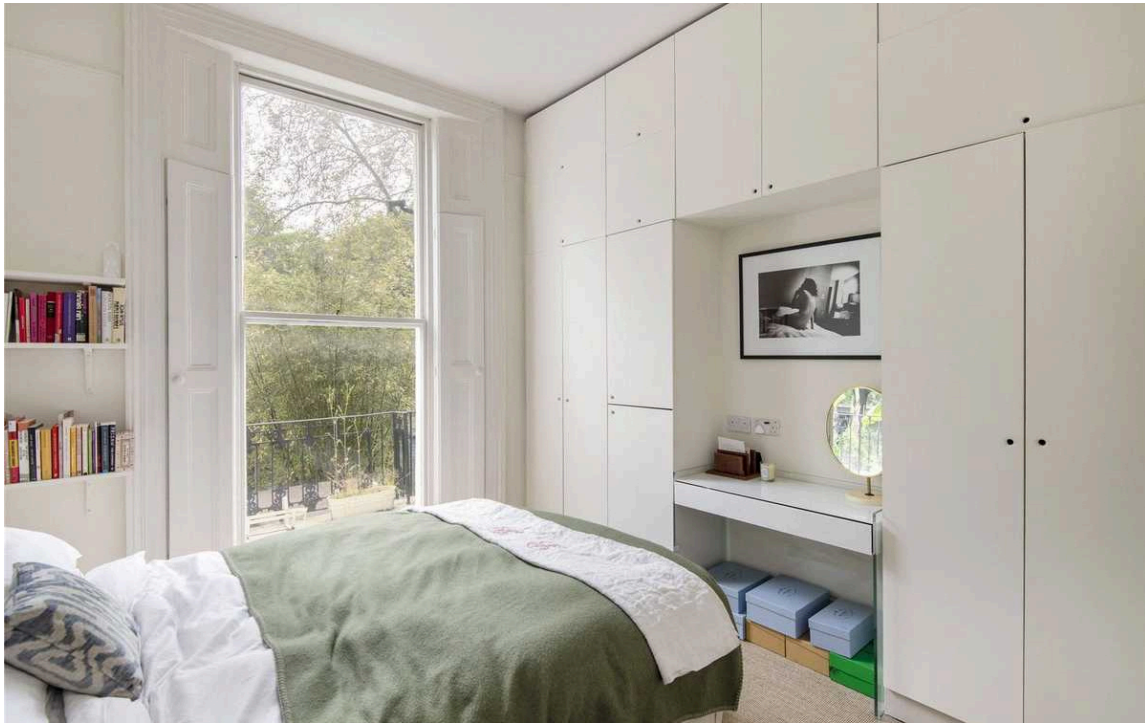
BEDROOMS 2	INTERNAL 754 SQ FT	OUTDOOR 42 SQ FT	COUNCIL —
BATHROOMS 2	70 SQM	EPC D	COUNCIL TAX D
TENURE Leasehold	LEASE LENGTH 142 YEARS	GROUND RENT —	SERVICE CHARGE £1,200 P/Y

# The Property

Two bedroom flat with excellent volume and elegant interiors within walking distance of Holland Park.

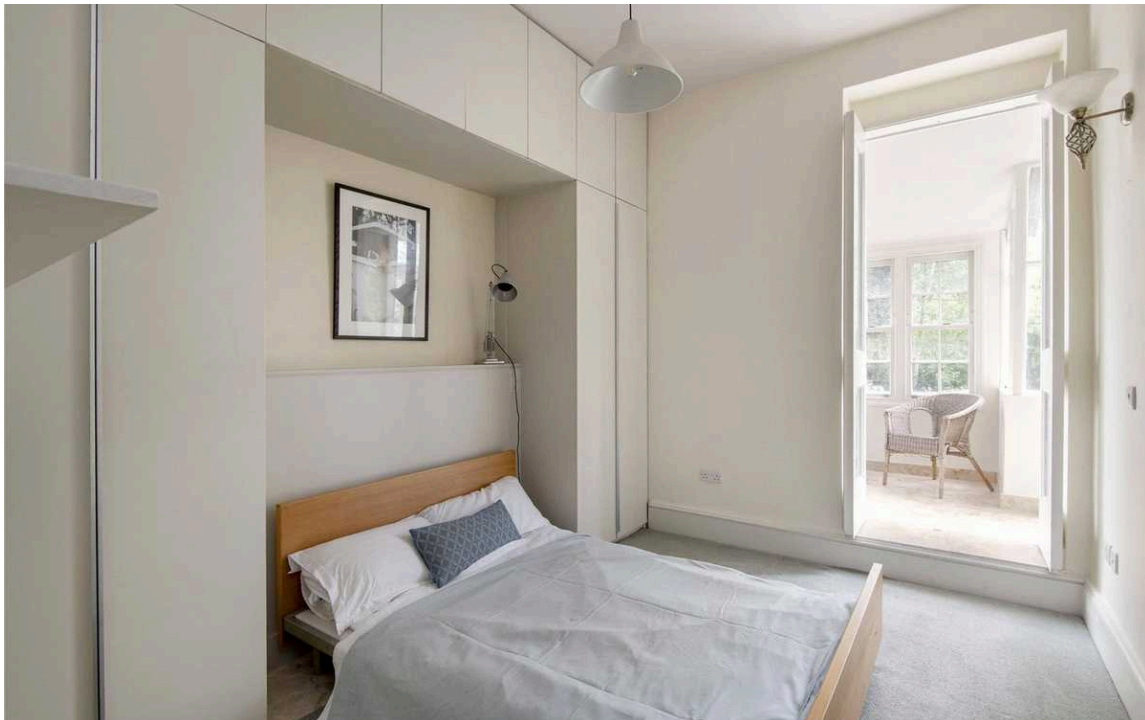
Entering the property on the raised ground floor, the front hall opens through double doors onto a generous reception room containing a smart, open-plan kitchen, and space for separate dining and seating areas. High ceilings and a large bay window add to the sense of grandeur, whilst traditional wooden shutters provide a touch of period charm to the large sash windows.





## Indoor Spaces

To the rear of the property are the bedrooms, the principal with ensuite bathroom and ample built-in storage space. The second double bedroom also has built-in storage as well as access through to a south-facing sun room leading onto the balcony. A second bathroom with shower and ancillary hallway storage completes the property.







## Outdoor Spaces

The flat benefits from a rear balcony with garden views and enough space for outdoor dining. In addition, at the front of the property, a walled garden gives an added sense of privacy.

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img 1

Sun Room

img 2

Balcony View







## The Neighbourhood

Elsham Road is a tree-lined street with stucco-based Victorian townhouses set back from the road. Shepherd's Bush underground station is a short walk away, and so too the Westfield shopping centre. In addition, Holland Park is within easy reach, with its blend of woodland, lawns, sport facilities and ornamental gardens.

ELSHAM ROAD,  
W14

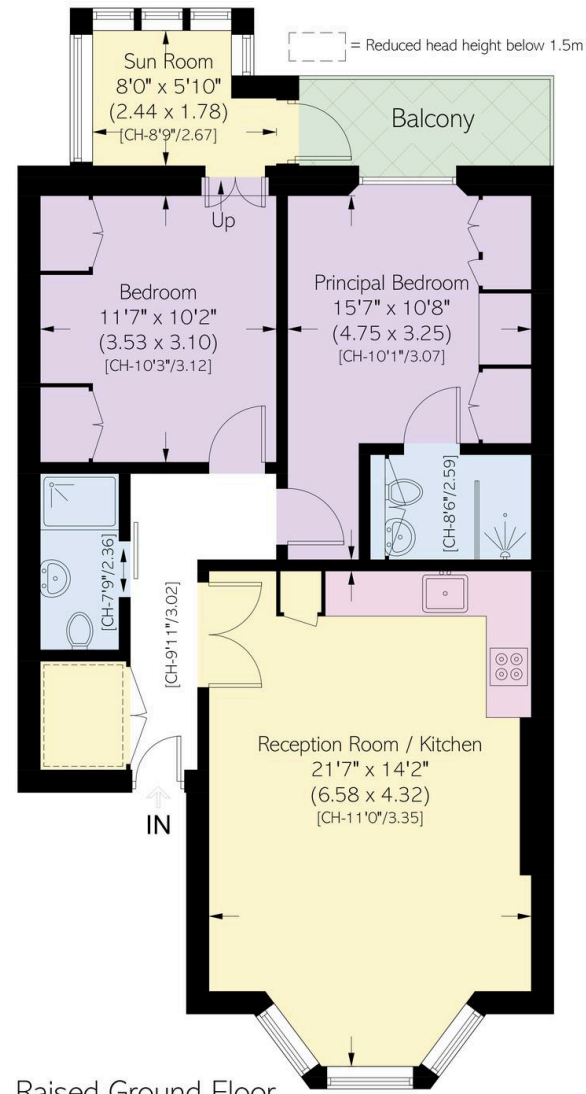
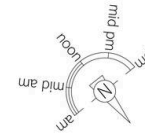
**Approximate area**  
70.1 sq m / 754 sq ft

**Including limited use area**  
(1.7 sq m / 18 sq ft)

**Approximate external area**  
4.0 sq m / 43 sq ft

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This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



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