

RUSSELL SIMPSON

A graceful two-bedroom flat moments away from the Fulham Road

HOLLYWOOD COURT CHELSEA SW10

Hollywood Court

£1,175,000

bedrooms	INTERNAL 879 sq ft	OUTDOOR	council
2			RBKC
bathrooms	81 som	epc	council tax
2		C	F
TENURE Share of freehold	lease length 995 years	GROUND RENT	service charge $\pounds 3,690$ p/y



The Property

A third-floor flat with an elegant finish, in a Victorian mansion block on the popular Hollywood Road.





Indoor Spaces

The flat is centred around a large and beautiful reception room, with windows facing north and west. Its walls and doors are decorated with panel moulding, adding to the sense of refinement. As well as a seating area around the ornate fireplace, there is also space enough for a separate dining area. The reception room opens onto the kitchen, as well as a separate storage cupboard.





The Bedrooms

The principal bedroom has a window bay looking out over Hollywood Road, while the second bedroom has a wide bank of windows looking out over the same aspect. Both bedrooms include inbuilt storage, the white wardrobes matching the picture rails and decorative cornices. A pair of tastefully decorated bathrooms complete the property.

5



The Neighbourhood

Hollywood Road is a delightful street, mixing apartment buildings, terrace houses with Doric porches, and a mix of restaurants, pubs and bakeries. Part of the Boltons Conservation Area, most of its properties were built in the early 1860s – before the more famous Hollywood, in California, was settled. Its south-east end joins the Fulham Road, with a full range of shops and transports link. Fulham Broadway underground station is a short walk away, as well as the beautiful parkland and Victorian tombs of the Brompton Cemetery.

HOLLYWOOD COURT, HOLLYWOOD ROAD, SW10 mid am Approximate Area = 879 sq ft / 81.7 sq m (Excluding Reduced Headroom) Reduced Headroom = 2 sq ft / 0.2 sq mTotal = 881 sq ft / 81.9 sq m Including Limited Use Area (1.7 sq m / 18 sq ft) = Reduced head height below 1.5m Bedroom Bedroom 3.84 x 3.17 4.01 x 3.84 12'7 x 10'5 13'2 x 12'7 Reception / **Dining Room** 6.76 x 5.16 22'2 x 16'11 (CH=2.82 / 9'3) Kitchen 2.90 x 2.21 9'6 x 7'3

VIEWING ARRANGEMENTS

Telephone: +44 (0) 20 7225 0277 Email: info@russellsimpson.co.uk

Third Floor

00

RUSSELL SIMPSON

7

IN

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.

RUSSELL SIMPSON

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street London SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021