



A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE CLOSE TO KENSINGTON HIGH STREET

NAPIER PLACE
HOLLAND PARK, LONDON, W14

Guide Price £2,300,000 - Freehold



FANTASTIC LONDON PIED-A-TERRE IN THIS CHARMING QUIET LOCATION

NAPIER PLACE

HOLLAND PARK, LONDON, W14

Guide Price £2,300,000 - Freehold

- 3 Bedrooms • 3 Bathrooms • 2 Receptions
- EPC Rating = B
- Council Tax = Royal Borough of Kensington & Chelsea, Band H

Description

The house is arranged over four floors. The basement level comprises a kitchen/dining room with a large void bringing light from above and there is a guest WC and utility room. The ground floor comprises reception room with fireplace and a dual aspect and a guest WC. The first floor has almost identical sized bedroom suites and the second floor is given over to the master bedroom suite with dressing room and luxurious en suite bathroom.

This very bright house is well specified with ceiling mounted speakers, air conditioning and underfloor heating to all rooms.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



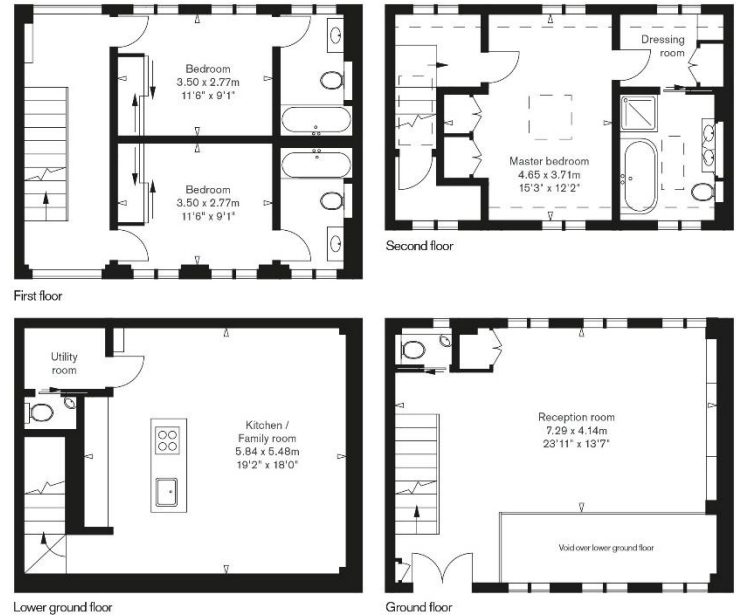


6 Napier Place, W14

Approximate Gross Internal Area
1,705 sq ft / 158 sq m



This floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



© CGP Design Ltd.

Measurements and features shown are approximate and for illustrative purposes only.
No responsibility is taken for any error or omission. If there is any aspect of particular importance, you should please arrange your own inspection.

Important notice: Savills, their clients and any joint agents 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20180709ALEN

Mews
Charlie Kennard
Charlie.kennard@savills.com
+44 (0) 20 7535 3306

savills.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		