



A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE CLOSE TO KENSINGTON HIGH STREET

NAPIER PLACE
HOLLAND PARK, LONDON, W14

Guide Price £2,150,000 - Freehold



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

NAPIER PLACE

HOLLAND PARK, LONDON, W14

Guide Price £2,150,000 - 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.

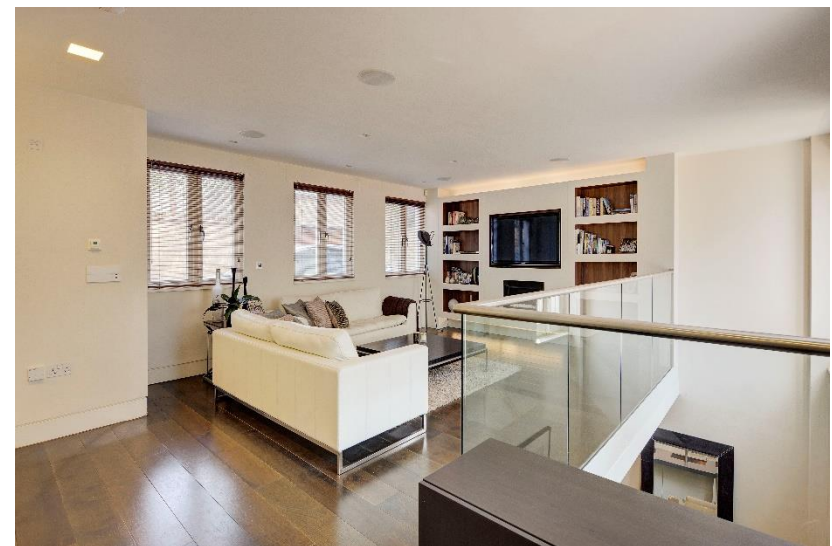
Energy Performance

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

Viewing

Strictly by appointment with Savills.



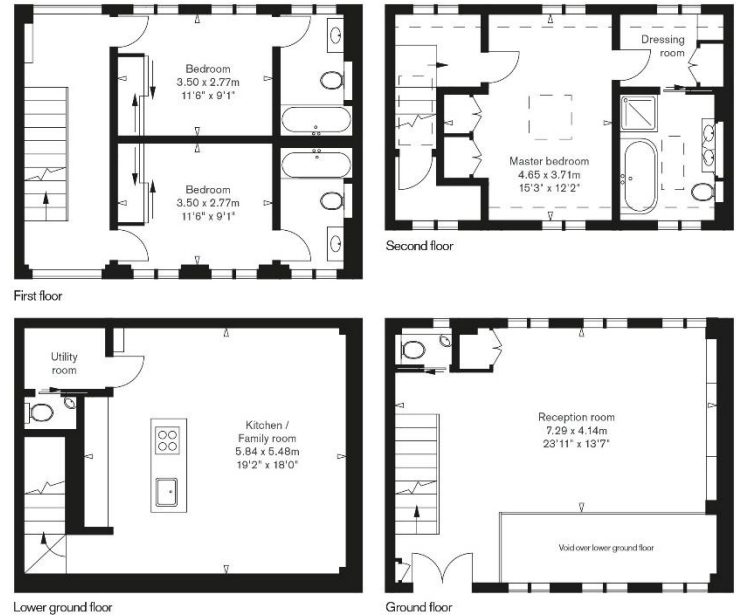


6 Napier Place, W14

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



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



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Measurements and features shown are approximate and for illustrative purposes only.
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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	