



A fantastic three double bedroom apartment on the second floor of this lift serviced building on the ever-popular Holland Gardens development. Boasting panoramic views over the River Thames from its private balcony and principal rooms, this spacious apartment offers an excellent opportunity for those seeking modern riverside living. South-facing reception room with space for dining, semi open-plan to the modern fitted kitchen with integrated appliances and views over the manicured communal gardens to the rear, master bedroom with built-in wardrobes and en suite shower room, second double bedroom with built-in wardrobes, third double bedroom and a separate family bathroom.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,140 sq. ft / 105.96 sq. m.
<b>Council tax band:</b>	F
<b>Lease length:</b>	Approx. 977 years
<b>Service charge:</b>	£6,618.12 approx. per annum
<b>Ground rent:</b>	£1,161.60 approx. per annum

