



Hollywood Road, London **SW10**

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Upon entry, you're greeted by a bright, spacious open-plan kitchen, featuring soaring high ceilings and expansive floor-to-ceiling windows that seamlessly connect to the west-facing garden, flooding the space with natural light throughout the day. Upstairs, the property offers flexible living arrangements with up to four well-proportioned bedrooms, plus a study area at the half landing, as well as two further bedrooms and two modern bathrooms in the lower floor. The layout provides ample options for reconfiguration to suit a variety of needs. The commercial aspect of the property occupies only a small portion and is currently not in business use, ensuring there are no existing tenancy obligations.



Guide price: £4,250,000

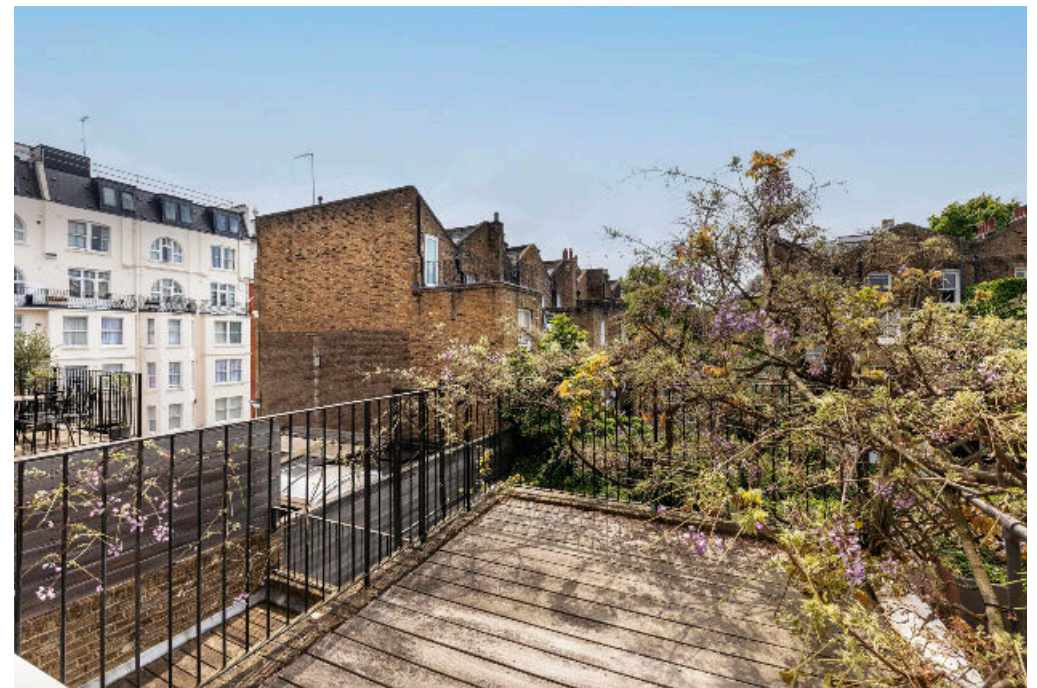
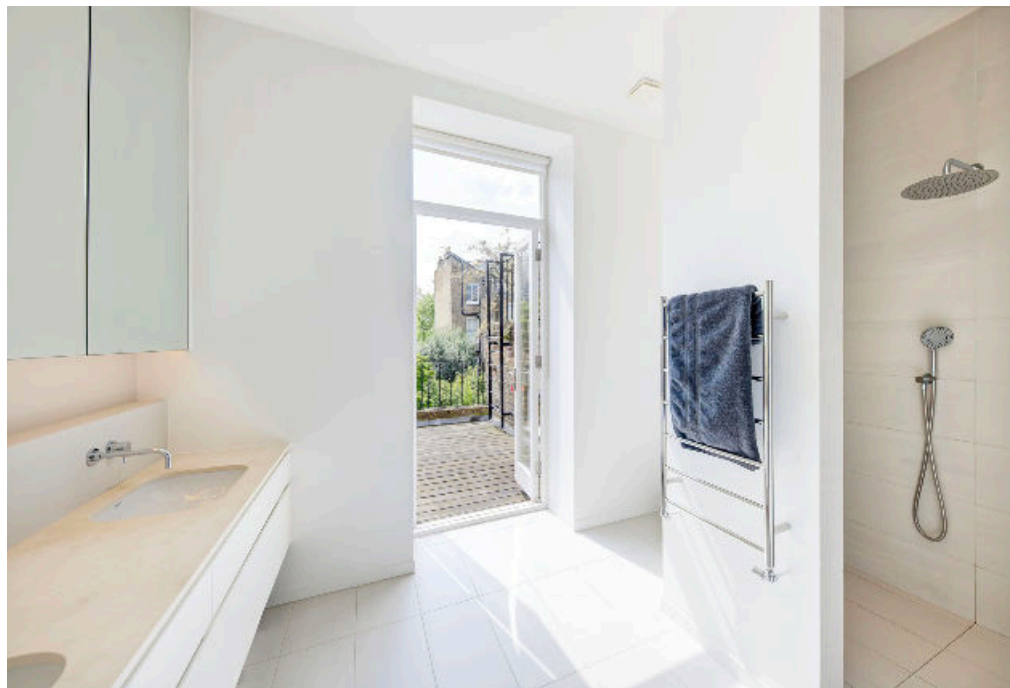
Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H









Hollywood Road, SW10

Approximate Gross Internal Area

303 sq m (3265 sq ft) Including Commercial Area and Outside Store's
231 sq m (2488 sq ft) Excluding Commercial Area and Outside Store's

Note: Scale, for identification only



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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