



KENSINGTON CHURCH STREET, W8
£950,000 LEASEHOLD

**A VERY WELL PRESENTED TWO BEDROOM UPPER MAISONETTE
SITUATED ON THE THIRD AND FOURTH FLOORS OF AN
ATTRACTIVE STUCCO FRONTED VICTORIAN END OF TERRACE
HOUSE.**

Kensington | 020 7727 1500
118 Kensington Church Street, Kensington, London, W8 4BH

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A very well presented two bedroom upper maisonette situated on the third and fourth floors of an attractive stucco fronted Victorian end of terrace house. The property is accessed on the half landing above the second floor with accommodation including a West facing reception room, separate kitchen, two double bedrooms, bathroom and en suite WC.

Kensington Church Street runs between Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMODATION:

Entrance Hall | Reception Room | Kitchen | Two Bedrooms | Bathroom | En Suite WC

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:



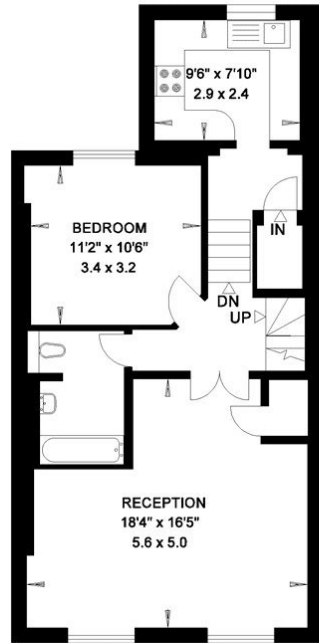




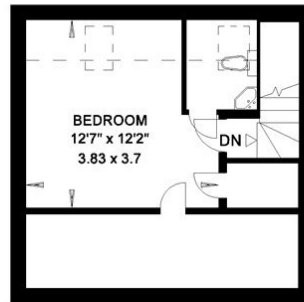
**KENSINGTON CHURCH STREET
LONDON W8**

Gross Floor Area = 79 sq. metres
(Excluding Eaves) 851 sq. feet

Eaves Internal Area = 7 sq. metres
86 sq. feet



THIRD FLOOR



FOURTH FLOOR

For identification purposes only to illustrate
the layout of the property and
should not be considered as a scaled drawing
Planaid Limited

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	77
D (55-68)	63
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Lease: 98 years remaining
Ground Rent: £ 1,307 P/A
Service Charge: £ 150 P/A
Council tax band: TBC

Please note all figures are approximate

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
118 Kensington Church Street, Kensington, London, W8 4BH

Winkworth

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.