



**DE VERE GARDENS, KENSINGTON, LONDON, W8**  
**£750,000 LEASEHOLD**

**A VERY LARGE ONE BEDROOM APARTMENT (1062 SQ FT/98 SQ M)**  
**SITUATED ON THE LOWER GROUND FLOOR OF A GRAND VICTORIAN**  
**BUILDING IN A SOUGHT AFTER ROAD LOCATED NEXT TO KENSINGTON**  
**GARDENS.**

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## **DESCRIPTION:**

A very large one bedroom apartment (1062 sq ft/98 sq m) situated on the lower ground floor of a grand Victorian building in a sought after road located next to Kensington Gardens. The property has a 26' reception room, kitchen/dining room, 21' bedroom and bathroom. Subject to permissions the flat could be converted into a spacious two bedroom apartment. The flat currently has a lease with 38 years remaining.

De Vere Gardens is close to the many excellent shops, restaurants and transport facilities on Kensington High Street and is also within very easy walking distance of Kensington Gardens.

## **ACCOMMODATION:**

Entrance Hall | Reception Room | Kitchen | Bedroom | Bathroom

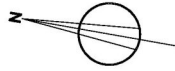
## **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

## **NEAREST PUBLIC TRANSPORT:**

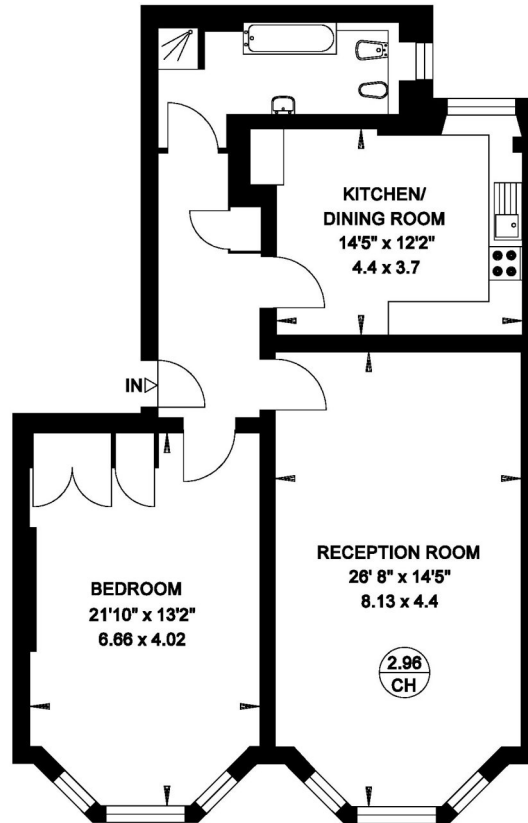
High Street Kensington  
Gloucester Road





**DE VERE GARDENS  
LONDON W8**

**Gross Internal Area = 98 sq. metres  
1062 sq. feet**



**LOWER GROUND FLOOR**

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	
	Current Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	66
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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