



**WARWICK CHAMBERS, PATER STREET, W8  
£1,225,000 LEASEHOLD**

**A WELL-PROPORTIONED TWO BEDROOM FLAT SITUATED ON THE  
RAISED GROUND FLOOR OF THIS POPULAR RED BRICK MANSION  
BLOCK IN KENSINGTON.**

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

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### **DESCRIPTION:**

A well-proportioned two bedroom flat situated on the raised ground floor of this popular red brick mansion block in Kensington. The property benefits from a generous reception room with space for dining, fully fitted kitchen, a master bedroom with dressing room and ensuite bathroom, second double bedroom, second bathroom and rear garden.

Located only moments from High Street Kensington which offers a host of amenities including cafes, restaurants, plus numerous shops and stores. High Street Kensington tube station is also nearby as are good bus routes. The open green spaces of Holland Park are literally, just around the corner.

### **ACCOMMODATION:**

Two Bedrooms | Shower Room | En Suite Bathroom | Reception/Dining Room | Kitchen | Terrace | Garden

### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

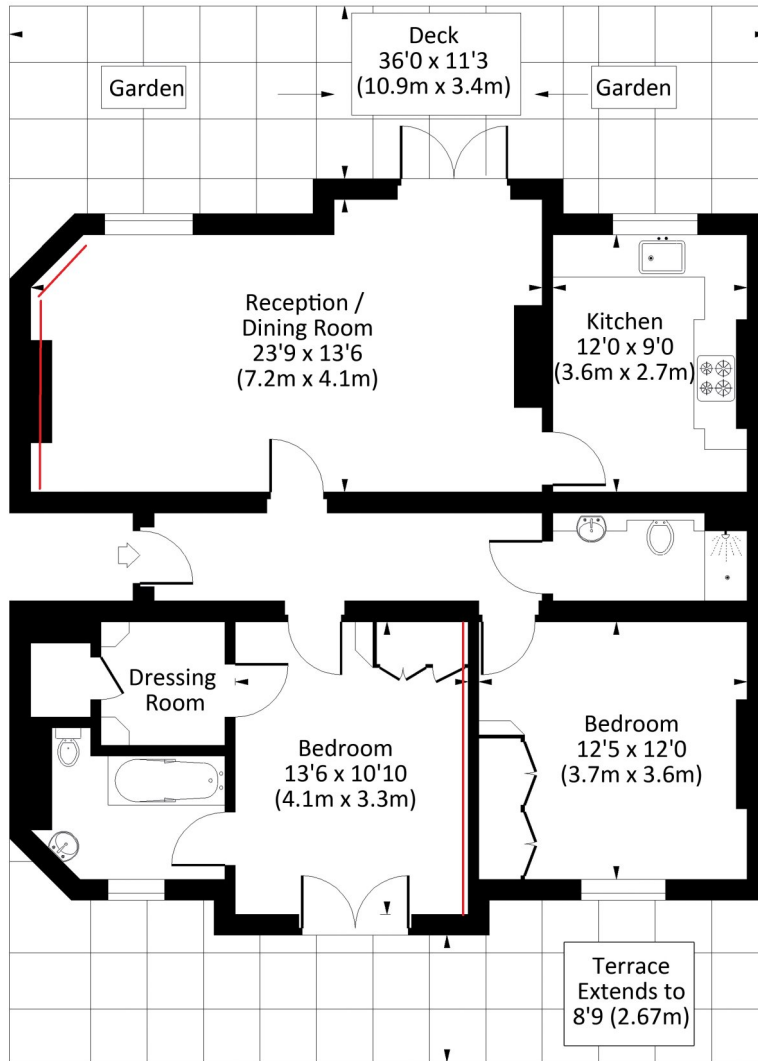
### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Kensington Olympia



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Approx. gross internal area  
1001 Sq Ft. / 93 Sq M.

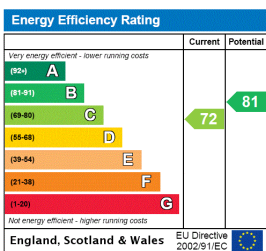


GROUND FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014 Dowling Jones Design www.dowlingjones.com 020 7610 9933

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.



**Lease:** 105 years remaining

**Ground Rent:** TBC

**Service Charge:** TBC

**Council tax band:** F

*Please note all figures are approximate*

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