



Earls Court Road, W8

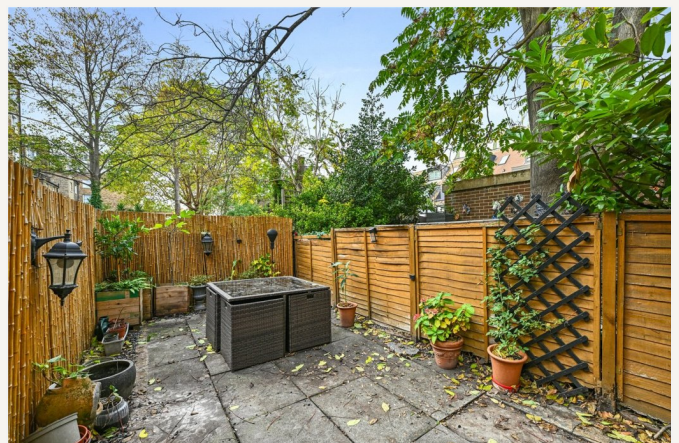
£750,000 *Share of Freehold*

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A large two bedroom flat situated on the raised ground floor of a Victorian terraced house which has steps down to its own rear garden.

KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Two Double Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- 32' Private Rear Garden



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DESCRIPTION

A large two bedroom flat situated on the raised ground floor of a Victorian terraced house which has steps down to its own rear garden. The accommodation includes a reception room with high ceiling, bay window, wooden floors and fireplace. There is a well equipped separate kitchen, two double bedrooms, en suite bathroom, en suite shower room and 32' private west facing rear garden.

LOCATION

Earls Court Road is close to Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces at Holland Park are also within easy walking distance.

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 999 years from 14 February 2025
Service Charge: £2,797.74 per annum
Reserve Fund: £1,058.86 per annum
Ground Rent: None
Council Tax Band: E
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



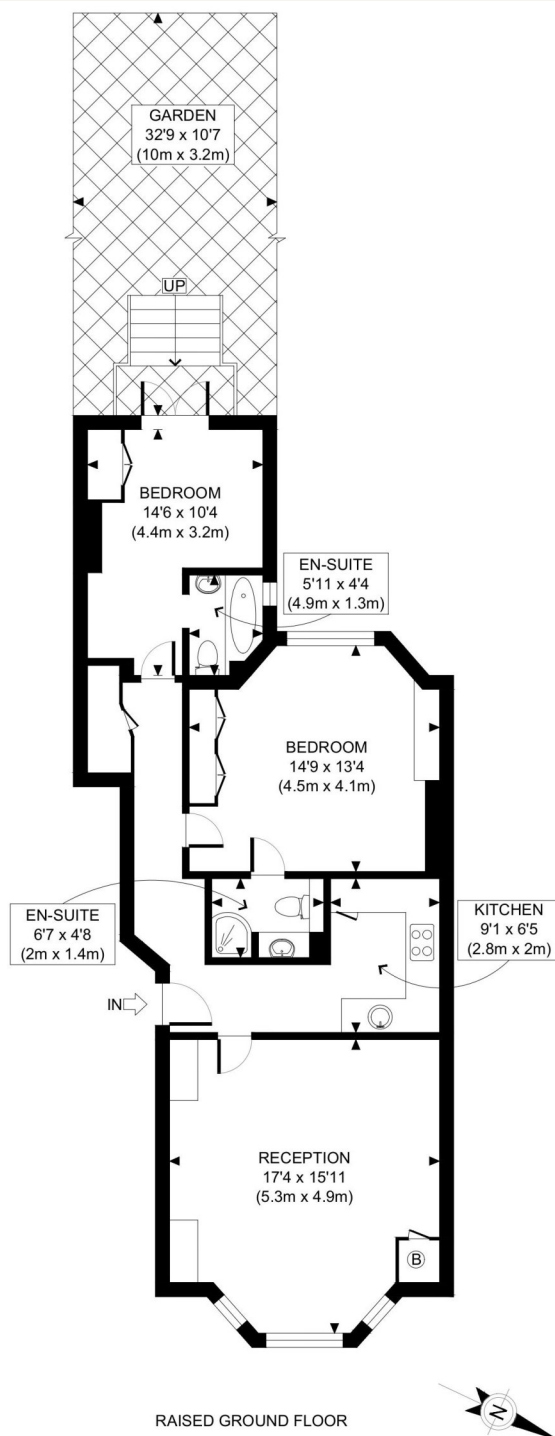
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<https://www.winkworth.co.uk/sale/property/KNS260068>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





APPROX. GROSS INTERNAL FLOOR AREA: 843 SQ FT/78.3SQM

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