



Park Close, London, W14

£965,000 *Share of Freehold*

A spacious two bedroom apartment situated on the first floor (with lifts) of a modern portered block.



KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Two Double Bedrooms
- Bathroom and Guest WC
- Lifts and Portage
- Parking
- Communal Gardens



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DESCRIPTION

A spacious two bedroom apartment situated on the first floor (with lifts) of a modern portered block. The property has attractive and verdant views directly over Holland Park and the surrounds. There is a 24' reception room with triple aspect and a glass door to the balcony, separate kitchen, two double bedrooms, bathroom and guest WC. The property is unmodernised allowing any incoming purchaser the opportunity to create a home in their own style and taste.

LOCATION

Park Close is private road with off street parking (first come / first served basis) situated off Ilchester Place which is located within The Royal Borough of Kensington & Chelsea and is close to the many excellent shops, restaurants and transport facilities on Kensington High Street. The green open spaces of Holland Park are also within easy walking distance.

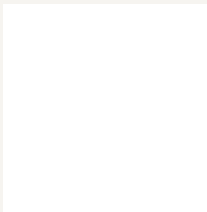
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: approx. 979 years remaining
Service Charge: £7,000 per annum including hot water / heating
Reserve Fund: £3,000 per annum
Ground Rent: None
Council Tax Band: G
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

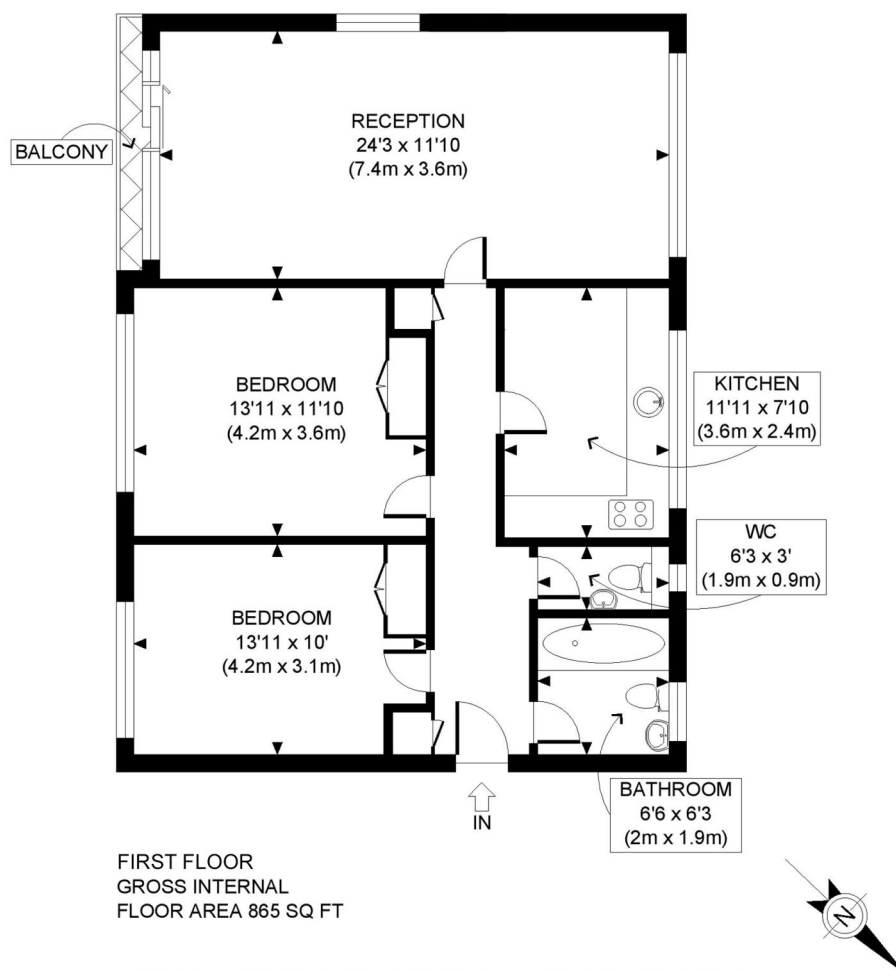
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KNS250063>

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: 865 SQ FT/ 80 SQM

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