



Kensington Heights, London, W8

£895,000 *Share of Freehold*



A very well presented two bedroom flat situated on the second floor (with lifts) of a well maintained modern block with 24 hour portorage and secure off street parking. The flat has a good sized reception room, well-equipped modern fitted kitchen, two double bedrooms, bathroom and shower room.

KEY FEATURES

- Entrance Hall
- Reception Room
- Separate Kitchen
- Two Double Bedrooms
- Bathroom and Shower Room
- Secure Parking
- Lifts and 24 Hour Portorage



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DESCRIPTION

A very well presented two bedroom flat situated on the first floor (with lifts) of a well maintained modern block with 24 hour portage and secure off street parking. The flat has a good sized reception room, well-equipped modern fitted kitchen, two double bedrooms, bathroom and shower room.

LOCATION

Kensington Heights is situated at the top of Campden Hill Road 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.

MATERIAL INFORMATION

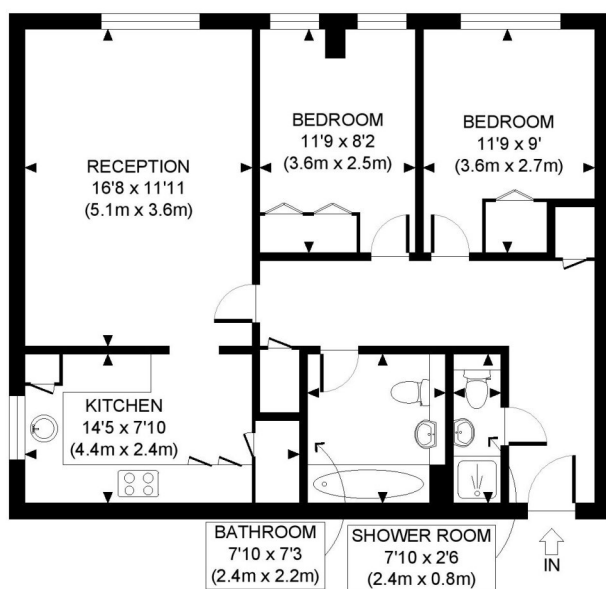
Tenure: Share of Freehold
Term: approx. 982 years remaining
Service Charge: £4,748.80 per annum
Reserve Fund: £1,724.50 per annum
Garage Bay Service Charge: £453.88 per annum
Garage Bay Reserve Fund: £125 per annum
Total Service Charge: £7052.18 per annum
Council Tax Band: G
EPC rating: C



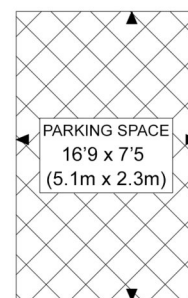
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





SECOND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 745 SQ FT/ 69 SQM

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