

**MONCKTON COURT, STRANGWAYS TERRACE, W14**  
**£1,200,000 LEASEHOLD**

**A SPACIOUS AND LATERAL TWO BEDROOM APARTMENT  
 SITUATED ON THE SECOND FLOOR (WITH LIFTS) OF A WELL  
 MAINTAINED PORTERED BLOCK CLOSE TO HOLLAND PARK.**

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## DESCRIPTION:

A spacious and lateral two bedroom apartment situated on the second floor (with lifts) of a well maintained portered block close to Holland Park. The property has an entrance hall which leads through to a large reception room with wall of glass and a glazed door onto a balcony with an attractive verdant view. There is a well equipped separate kitchen with a utility room. The principal bedroom has en suite bathroom, and the second double bedroom is served by a shower room. The apartment has the advantage of its own garage.

Monckton Court is a purpose-built block set on its own private road and has an impressive forecourt with an attractive water feature and trees. There is also off street parking for the residents and their guests. The block is situated 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.

## ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Principal Bedroom With En Suite Bathroom | Further Double Bedroom | Shower Room | Lifts | Garage | Porter

## LOCAL AUTHORITY:

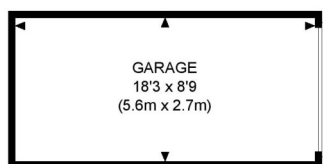
The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

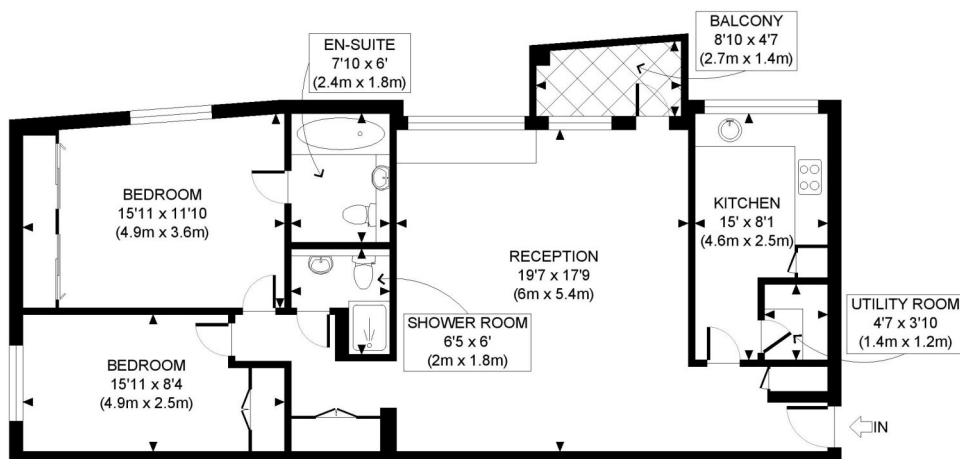
High Street Kensington  
Holland Park  
Kensington Olympia







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 160 SQ. FT



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1002 SQF/ 93.09 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK  
ONE STOP SHOP FOR PROPERTY MARKETING

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease:** 124 years remaining  
**Ground Rent:** TBC  
**Service Charge:** £7,040 per annum  
**Reserve Fund:** £1,868 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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