



## Uxbridge Street, Kensington, London, W8

£1,450,000 *Freehold*



A charming and very well presented Victorian terraced house on three floors and with an attractive rear patio garden.

### KEY FEATURES

- Double Reception Room
- Kitchen
- Two Double Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Rear Garden



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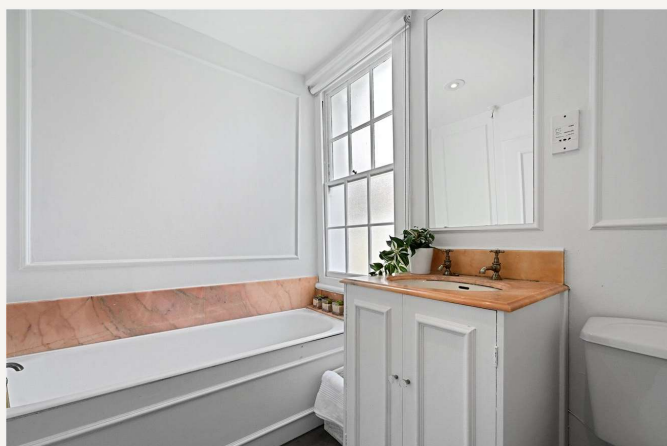
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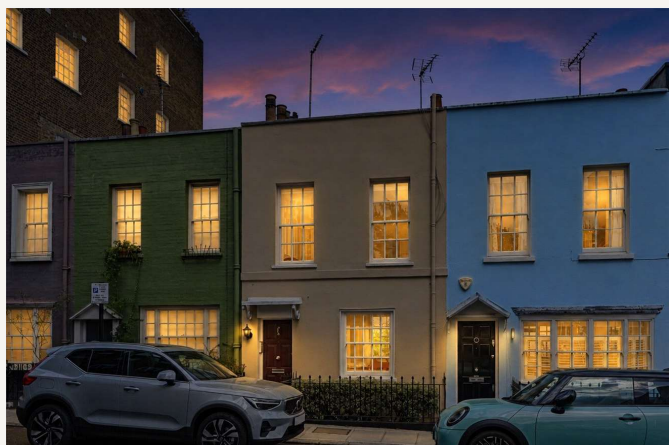
for every step...



A charming and very well presented Victorian terraced house on three floors and with an attractive rear patio garden. The accommodation includes a double reception room, separate kitchen, two double bedrooms, en suite bathroom and an en suite shower room. The pretty patio garden is paved with raised flower beds.

Uxbridge Street is situated in Hillgate Village which is itself located just off Notting Hill Gate with its many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

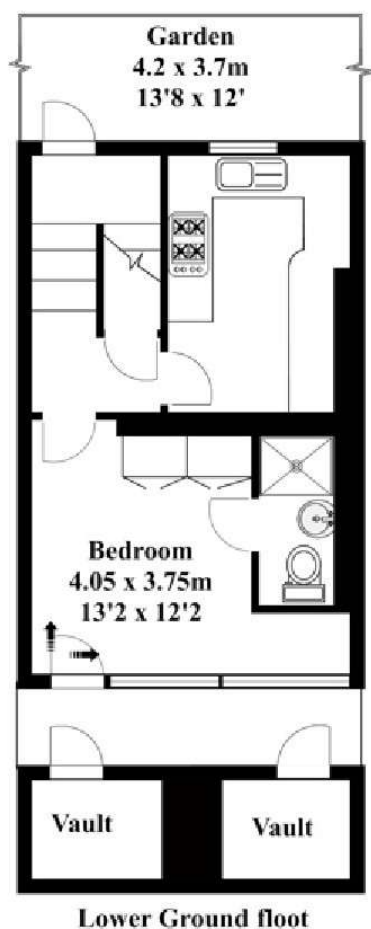




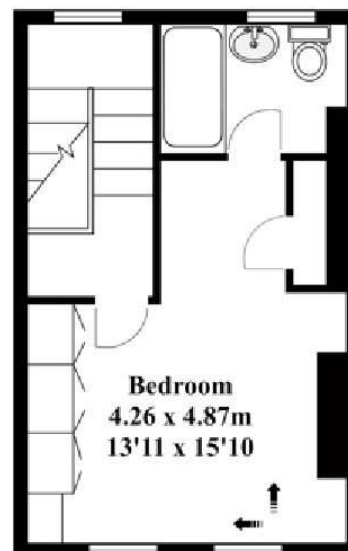
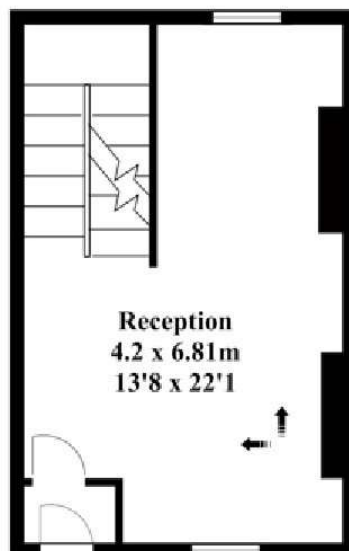
## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC rating:** E

Uxbridge Street  
London  
W8



Approx. Gross Internal Area = 89m square  
= ( 954ft square)



Plan produced by HP. Source.  
For illustrative purposes only.  
Not to scale.  
Tel-07766340073

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/KNS260050>

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.

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