



STANFORD ROAD, W8
GUIDE PRICE - £2,500,000 FREEHOLD

**AN ATTRACTIVE NON-BASEMENT VICTORIAN TERRACED HOUSE
SITUATED IN A QUIET CUL DE SAC IN A PRIME KENSINGTON
LOCATION.**

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118 Kensington Church Street, London, W8 4BH



DESCRIPTION:

An attractive non-basement Victorian terraced house situated in a quiet cul de sac in a prime Kensington location. The house is now in need of complete refurbishment allowing any incoming purchaser the rare opportunity to create a home in their own style and taste. The house currently has four bedrooms, two reception rooms, breakfast room, kitchen, bathroom, separate WC and a rear garden.

Stanford Road is situated in the sought after and attractive De Vere Conservation Area just to the south of Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Hyde Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Two Reception Rooms | Kitchen | Breakfast Room | Four Bedrooms | Bathroom | Separate WC | Front and Rear Gardens

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Gloucester Road



Stanford Road W8

Gross internal area (approx.)
 169 Sq m (1819 Sq ft) Including Outbuilding
 166 Sq m (1782 Sq ft) Excluding Outbuilding



For identification only, Not to Scale
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Not to Scale, for guidance only and must not be relied upon as a statement to fact.
 All measurements areas are approximate only
 (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

Tenure: Freehold
Council tax band: H

Please note all figures are approximate