



**VICARAGE GATE, W8**  
**£595,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT SITUATED ON THE FOURTH FLOOR (WITH LIFTS) OF THIS VERY WELL MAINTAINED PORTERED BLOCK.**

Kensington | 020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)

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## DESCRIPTION:

A beautifully presented one bedroom flat situated on the fourth floor (with lifts) of this very well maintained portered block. This quietly positioned flat has a reception room with wood flooring, a well-equipped kitchen, double bedroom and spacious modern shower room.

Winchester Court is located on Vicarage Gate which is just off Kensington Church Street and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

## ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Bedroom | Shower Room | Lift | Porters

## LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Notting Hill Gate





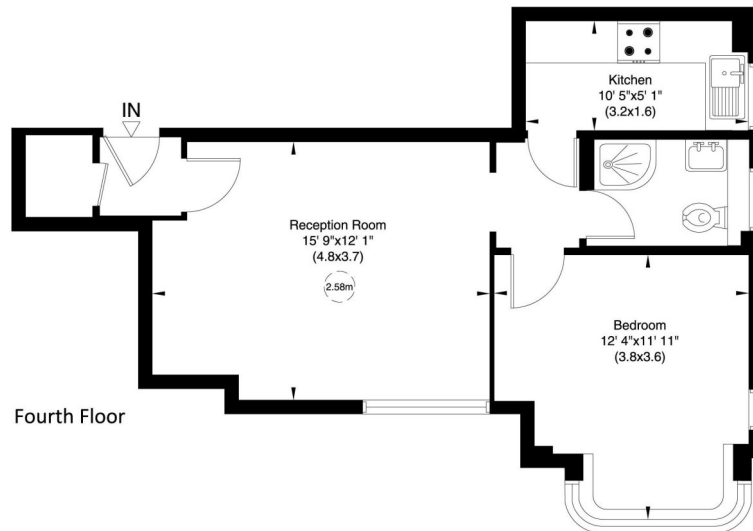


## Winchester Court, W8

Approximate Gross Internal Area

43 sq m/ 458 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.

All measurements and 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		
55-68	D	70 C	79 C
39-54	E		
21-38	F		
1-20	G		

**Lease:** 957 years remaining

**Ground Rent and Reserve Fund:** £5453.60 per annum

**Service Charge:** TBC

**Council tax band:** E

*Please note all figures are approximate*

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