



VICARAGE COURT, W8
£475,000 LEASEHOLD

A CHARMING STUDIO FLAT SITUATED ON THE GROUND FLOOR OF A VERY WELL MAINTAINED PORTERED MANSION BLOCK. THE STUDIO FLAT OVERLOOKS A QUIET TREE LINED CUL DE SAC.

Kensington | 020 7727 1500
118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A charming studio flat situated on the ground floor of a very well maintained portered mansion block. The studio flat overlooks a quiet tree lined cul de sac.

Vicarage Court is located on Vicarage Gate which is just off Kensington Church Street and is close to the very 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 | Studio | Kitchen | Bathroom | Porter

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

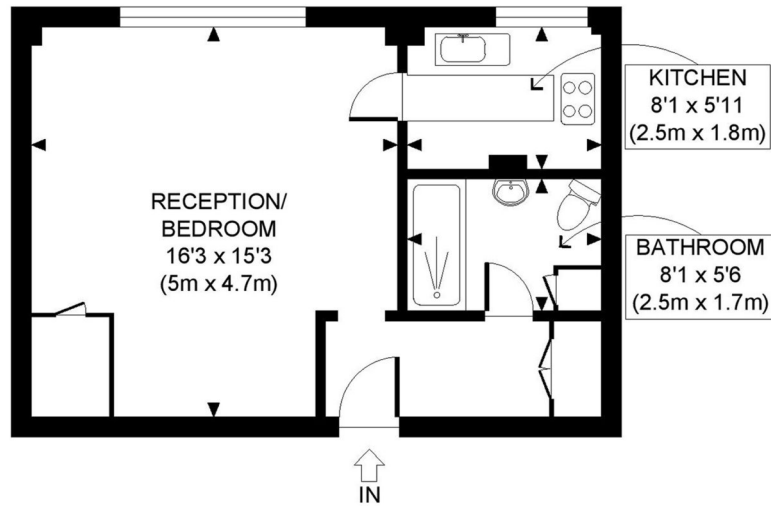
NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate





VICARAGE COURT, W8



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA: 404 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 404 SQ FT/ 37 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 .CO.UK
THE STOP SHOP FOR PROPERTY DRAWINGS

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 99 years remaining
Ground Rent: TBC
Service Charge: TBC
Council tax band: D

Please note all figures are approximate

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