



SHEFFIELD TERRACE, W8

£1,450,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT SITUATED ON THE THIRD FLOOR (WITH LIFTS) OF AN EXTREMELY SOUGHT AFTER AND CHARMING MANSION BLOCK WITH PORTERAGE AND WITH DIRECT ACCESS TO EXTENSIVE COMMUNAL GARDENS.

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DESCRIPTION:

A beautifully presented two bedroom flat situated on the third floor (with lifts) of an extremely sought after and charming mansion block with porterage and with direct access to extensive communal gardens. The apartment has a generous reception room with two sash windows and door through to a modern and well-equipped kitchen. The two bedrooms are served by a luxurious shower room.

Campden House is located on Sheffield Terrace which is a quiet and attractive street off Kensington Church Street and which is close to both Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Two Bedrooms | Shower Room | Porterage | Lifts | Communal Gardens

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

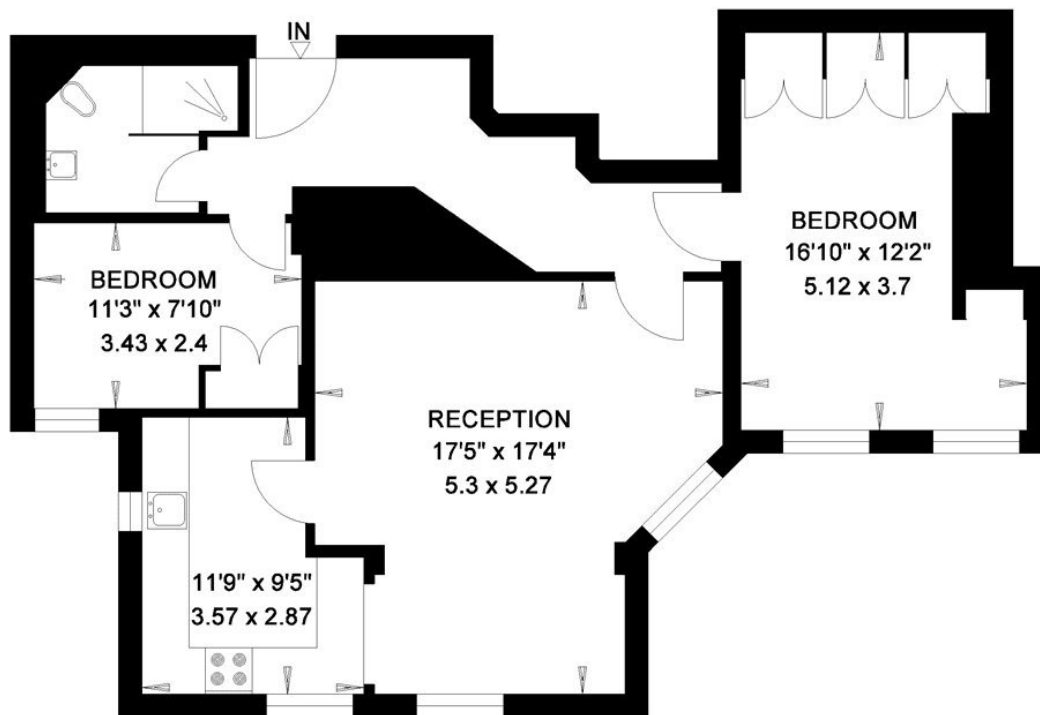
Notting Hill Gate
High Street Kensington





CAMPDEN HOUSE LONDON W8

Gross Internal Area = 78 sq. metres
848 sq. feet



THIRD FLOOR

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
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-28) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div>	
63	74
England, Scotland & Wales EU Directive 2002/91/EC	

Lease: 142 years remaining
Ground Rent: £468 per annum
Service Charge: £6,952 per annum
Council tax band: TBC

Please note all figures are approximate

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