



CAMPDEN STREET, W8
£995,000 LEASEHOLD

**A LARGE (1258 SQ FT/117 SQ M) AND REFURBISHED TWO
BEDROOM FLAT WITH PATIO GARDEN.**

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DESCRIPTION:

A large (1258 sq ft/117 sq m) and refurbished two bedroom flat with patio garden. The flat has its own front door down to the accommodation which consists of a reception room with sliding glazed doors to patio garden, a kitchen/breakfast room with separate utility room, principal bedroom with en suite shower room, further double bedroom and bathroom. The flat has ample storage.

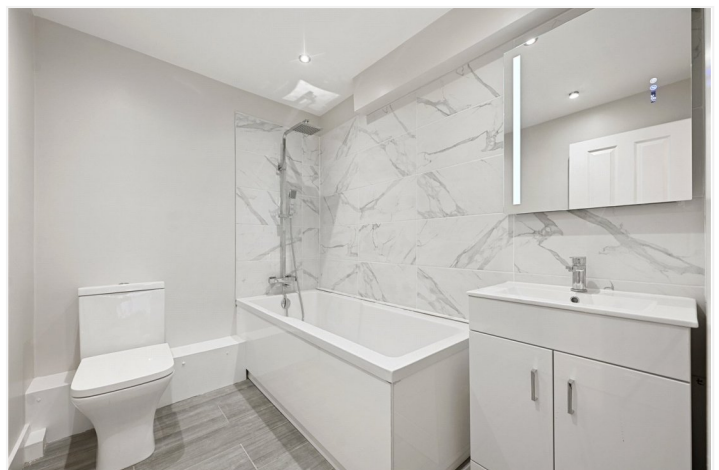
Campden Street is located within the Royal Borough of Kensington & Chelsea and situated off Kensington Church Street which is close to Notting Hill Gate and Kensington High Street with their many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

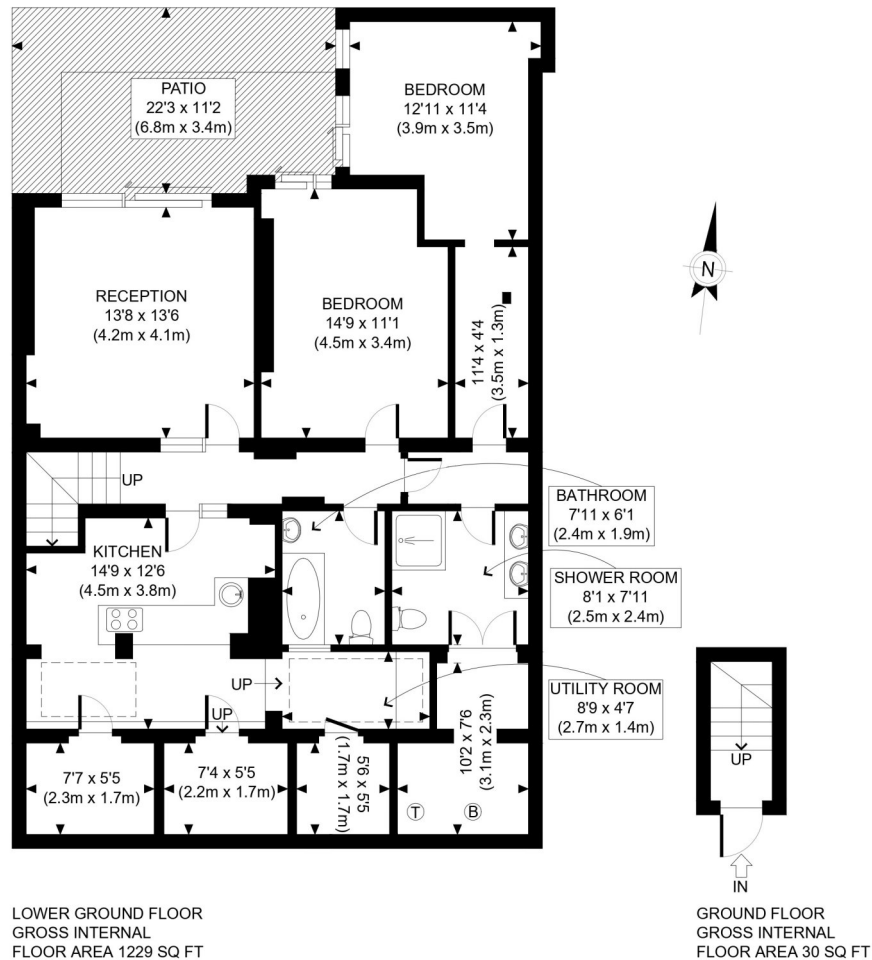
Private Entrance | Reception Room | Kitchen/Breakfast Room | Principal Bedroom With En Suite Shower Room | Second Double Bedroom | Bathroom | Ample Storage | Rear Patio Garden

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate | Holland Park | High Street Kensington







APPROX. GROSS INTERNAL FLOOR AREA: 1259 SQ FT/ 117 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
BIG STEP AHEAD FOR PROPERTY MARKETING

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	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 973 years remaining

Service Charge: As and when works are done

Ground Rent: £200 per annum

Local Authority: The Royal Borough of Kensington & Chelsea
Council Tax Band: TBC

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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