



COPE PLACE, W8
£1,150,000 FREEHOLD

A CHARMING AND BRIGHT TWO BEDROOM HOUSE SITUATED AT THE EASTERN END OF COPE PLACE AND WITH A SOUTH FACING TERRACE AND REAR GARDEN.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
 118 Kensington Church Street, London, W8 4BH

winkworth.co.uk

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for every step...



DESCRIPTION:

A charming and bright two bedroom house situated at the Eastern end of Cope Place and with a south facing terrace and rear garden. There is considerable potential to extend the house including into the existing basement and by adding a mansard (subject to planning permission). Accommodation includes a large kitchen/dining room, reception room with doors onto the terrace, two bedrooms and a shower room. The south facing garden has a large storage room and there are four vaults occupying the rest of the separate basement floor.

Cope Place is an attractive and quiet street situated just to the South of Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of both Holland Park and Kensington Gardens are also within easy walking distance.

ACCOMMODATION:

Reception Room | Kitchen/Dining Room | Two Bedrooms | Modern Shower Room | Terrace | Garden | Garden Storage Room | Four Large Vaults

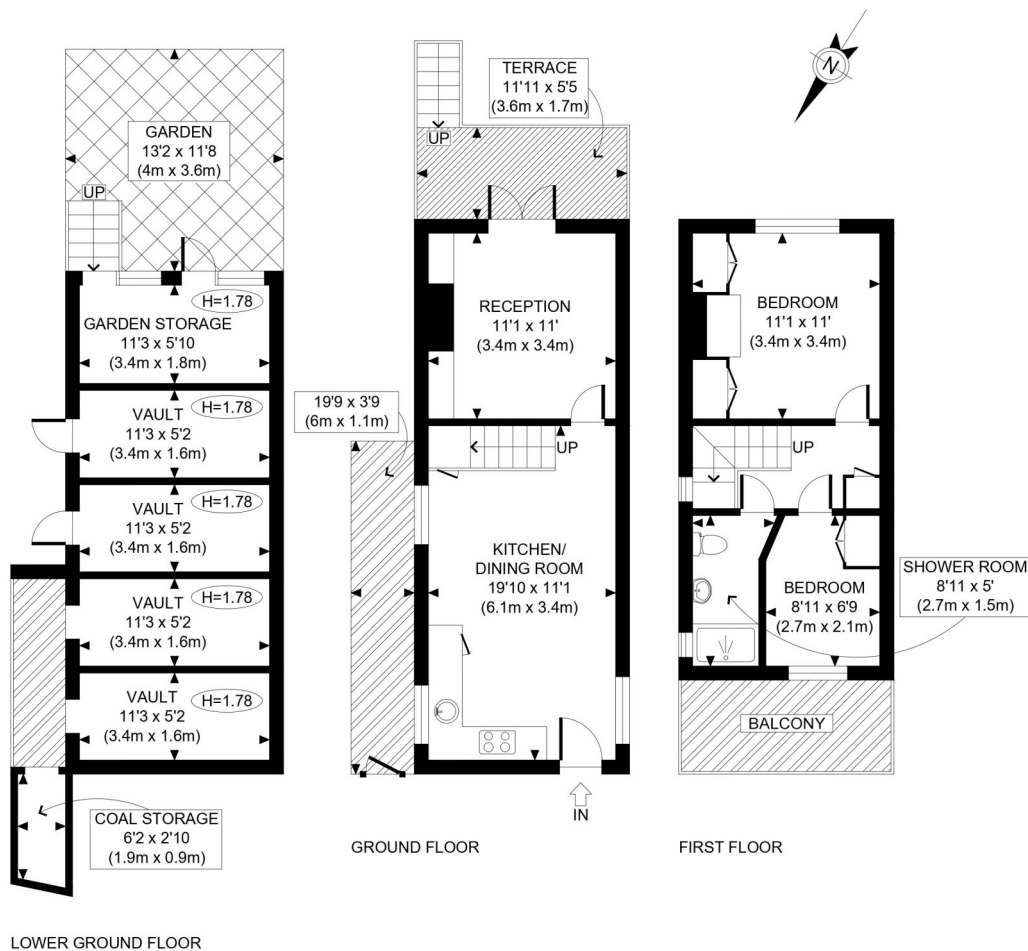
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Earls Court
Kensington Olympia





APPROX. GROSS INTERNAL FLOOR AREA WITH VAULT/COAL STORAGE/GARDEN STORAGE: 965 SQ FT/ 90 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT/COAL STORAGE/GARDEN STORAGE: 630 SQ FT/ 59 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
THE STOP COPY 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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council tax band: F

Please note all figures are approximate

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