



CAMPDEN HILL GARDENS, W8
£720,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT SITUATED ON THE RAISED GROUND FLOOR OF AN ATTRACTIVE DOUBLE FRONTED VICTORIAN TERRACED HOUSE IN A SOUGHT AFTER STREET IN KENSINGTON.

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DESCRIPTION:

A beautifully presented one bedroom flat situated on the raised ground floor of an attractive double fronted Victorian terraced house in a sought after street in Kensington. Accommodation includes a bright reception room which has a west facing bay window, wooden floors and a modern kitchen.

The apartment comes with the interior designer furniture pack* which includes a storage bed providing significant extra storage in the bedroom.

Campden Hill Gardens is located close to Notting Hill Gate with its many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

* Included when the asking price of £720,000 is paid.

ACCOMMODATION:

Entrance Hall | Reception Room | Open Plan Kitchen | Bathroom

LOCAL AUTHORITY:

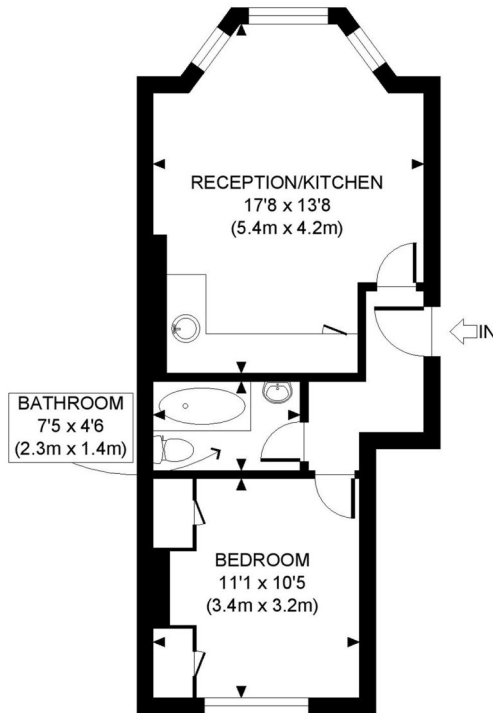
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
Holland Park







RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 406 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 406 SQ FT/ 37.7 SQM



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 COM

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	71	77
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 999 years from 25 March 1981
Ground Rent: £50 per annum
Service Charge Including Reserve Fund: £3,400 per annum
Council tax band: E

Please note all figures are approximate

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