



KENSINGTON CHURCH COURT, W8
£2,125,000 LEASEHOLD

AN EXCEPTIONAL TWO BEDROOM LOFT STYLE APARTMENT WITH 26' RECEPTION ROOM WHICH HAS AN IMPRESSIVE VAULTED CEILING.

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

winkworth.co.uk

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DESCRIPTION:

An exceptional two bedroom loft style apartment with 26' reception room which has an impressive vaulted ceiling. Above the reception room is a mezzanine level which has access to a sunny and secluded roof terrace. The well-appointed open plan kitchen is situated off the reception room. The principal bedroom suite has a modern en suite bathroom and the second bedroom is served by a separate shower room.

Kensington Church Court is a quiet cul de sac with an attractive arched entrance next to St Mary Abbots Church. Kensington Church Court is surrounded by many excellent shops, restaurants and transport facilities on both Kensington High Street and Kensington Church Street. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Second Floor Entrance | Fabulous 26' Reception with Double Height Ceiling | Modern Kitchen | Mezzanine with Glazed Doors to Roof Terrace | Principal Bedroom With En Suite Bathroom | Second Double Bedroom | Shower Room | Roof Terrace

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate



Kensington Church Court, W8
 Approximate Gross Internal Area
 139 sq m/ 1495 sq ft Including Under 1.5m
 125 sq m/ 1343 sq ft Excluding Under 1.5m
 Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
 All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Lease: approx. 125 years remaining
Ground Rent: £35 per annum
Service Charge: £3,640 per annum
Council tax band: G

Please note all figures are approximate

