



KENSINGTON COURT, W8
£1,450,000 SHARE OF FREEHOLD

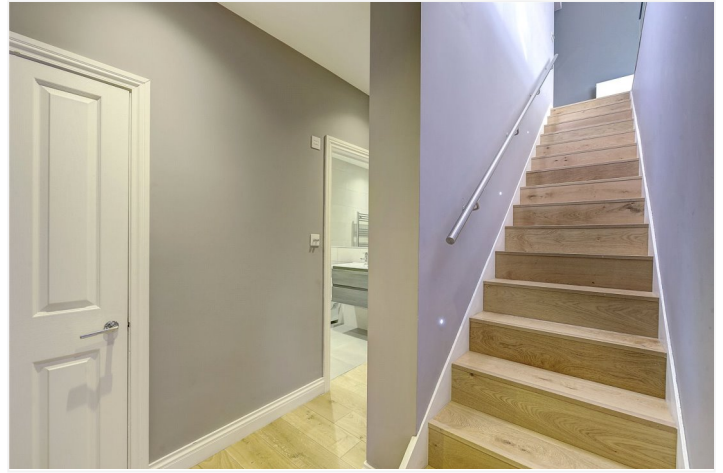
**AN ELEGANT TWO BEDROOM MAISONETTE SITUATED ON THE
 RAISED AND LOWER GROUND FLOORS OF A WELL MAINTAINED
 VICTORIAN BUILDING IN THIS PRESTIGIOUS LOCATION.**

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DESCRIPTION:

An elegant two bedroom maisonette situated on the raised and lower ground floors of a well maintained Victorian building in this prestigious location. The property is presented in very good condition and has well-proportioned rooms. Accommodation includes a south facing reception room with high ceilings and a bay window, a modern open plan kitchen, two double bedrooms, stylish en suite bathroom and a shower room.

Kensington Court is located close to the many excellent shops, restaurants and transport facilities on High Street Kensington and Gloucester Road (District, Circle and Piccadilly Lines). The green open spaces of Kensington Gardens are also within easy walking distance.

ACCOMODATION:

Entrance Hall | Reception Room | Open Plan Kitchen | Two Double Bedrooms | Ensuite Bathroom | Shower Room

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington

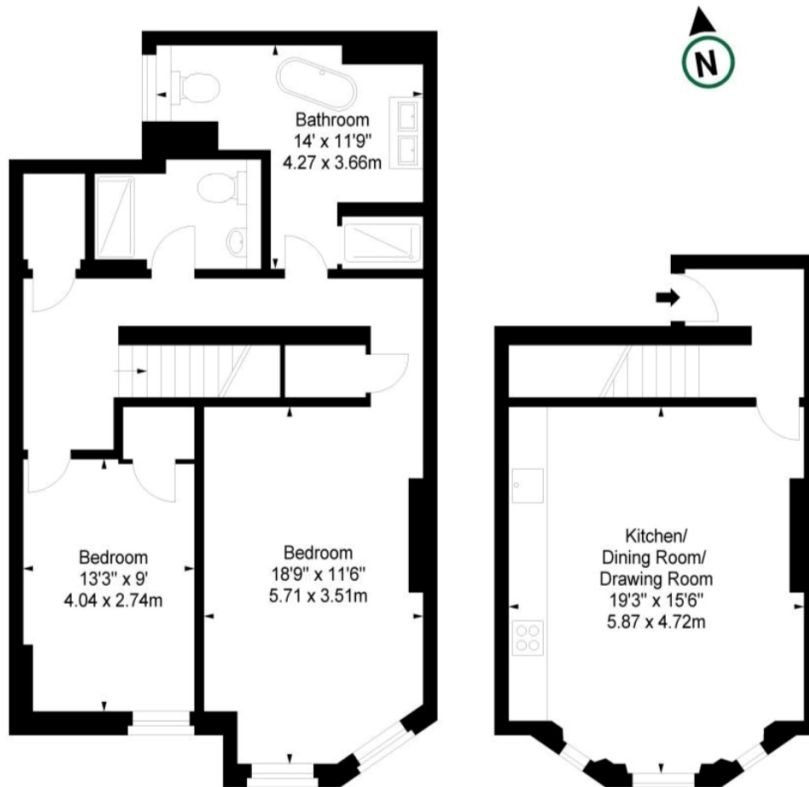




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APPROX. GROSS INTERNAL AREA *
1063 Ft² - 98.75 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



LOWER GROUND FLOOR

RAISED GROUND FLOOR



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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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Lease: 978 year remaining

Ground Rent: TBC

Service Charge: TBC

Council tax band: G

Please note all figures are approximate

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