



GORDON PLACE, W8
£930,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM GARDEN FLAT SITUATED ON THE LOWER GROUND FLOOR AN ATTRACTIVE VICTORIAN TERRACED HOUSE LOCATED IN CHARMING STREET IN THE HEART OF KENSINGTON.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A fantastic two bedroom garden flat situated on the lower ground floor an attractive Victorian terraced house located in charming street in the heart of Kensington. Accommodation consists of a reception/kitchen with wood floors and bay window, two double bedrooms facing onto the west facing rear garden and a modern shower room. The principal bedroom leads onto a conservatory which can be utilized as a separate home office.

Gordon Place is located quietly parallel to Kensington Church Street and close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Private Entrance | Entrance Hall | Reception Room/Kitchen | Principal Bedroom with Conservatory | Second Double Bedroom | Modern Shower room | West Facing Garden

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:


High Street Kensington
Notting Hill Gate

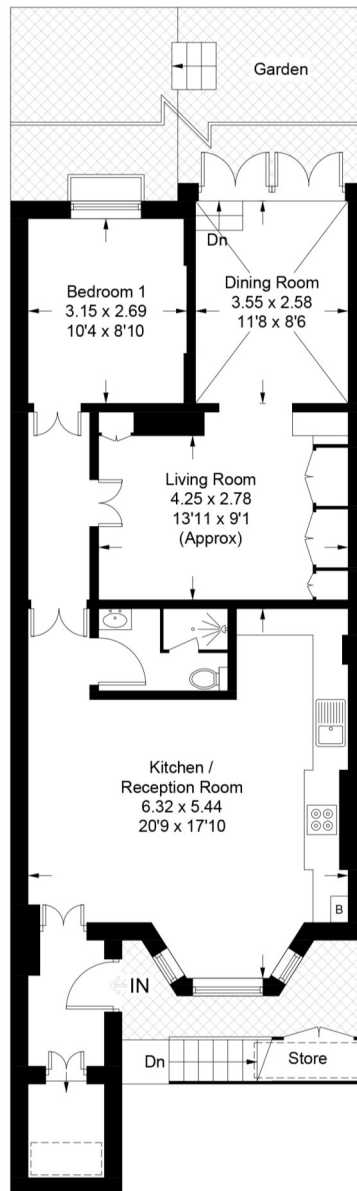


Gordon Place

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft




 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID866263)

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 999 years from 11 September 2017

Ground Rent: To be confirmed

Service Charge: To be confirmed

Council tax band: F

Please note all figures are approximate

Winkworth

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.