



HILL FARM ROAD, W10
OFFERS OVER £700,000 LEASEHOLD

A GORGEOUS PERIOD FIRST FLOOR FLAT WITH BOTH SIDE AND REAR PRIVATE GARDENS

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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DESCRIPTION:

A fantastic purpose-built first floor apartment on a quiet charming residential street which benefits from its own entrance and a wonderful west-facing garden. The property has been emptied and is ready for a renovation. The property offers great spacious accommodation, sole use of a large loft space and an abundance of natural light. The property comprises of a good sized reception room, separate kitchen, three bedrooms, a family bathroom (with separate WC) and further benefits from large side and rear gardens.

Hill Farm Road is located in the heart of North Kensington and is within easy reach of Portobello, Golborne Road, Westfield Shopping Centre, whilst being a short stroll away from Kensington Memorial Park. It is equidistant to Latimer Road, Ladbroke Grove and White City underground stations.

AT A GLANCE

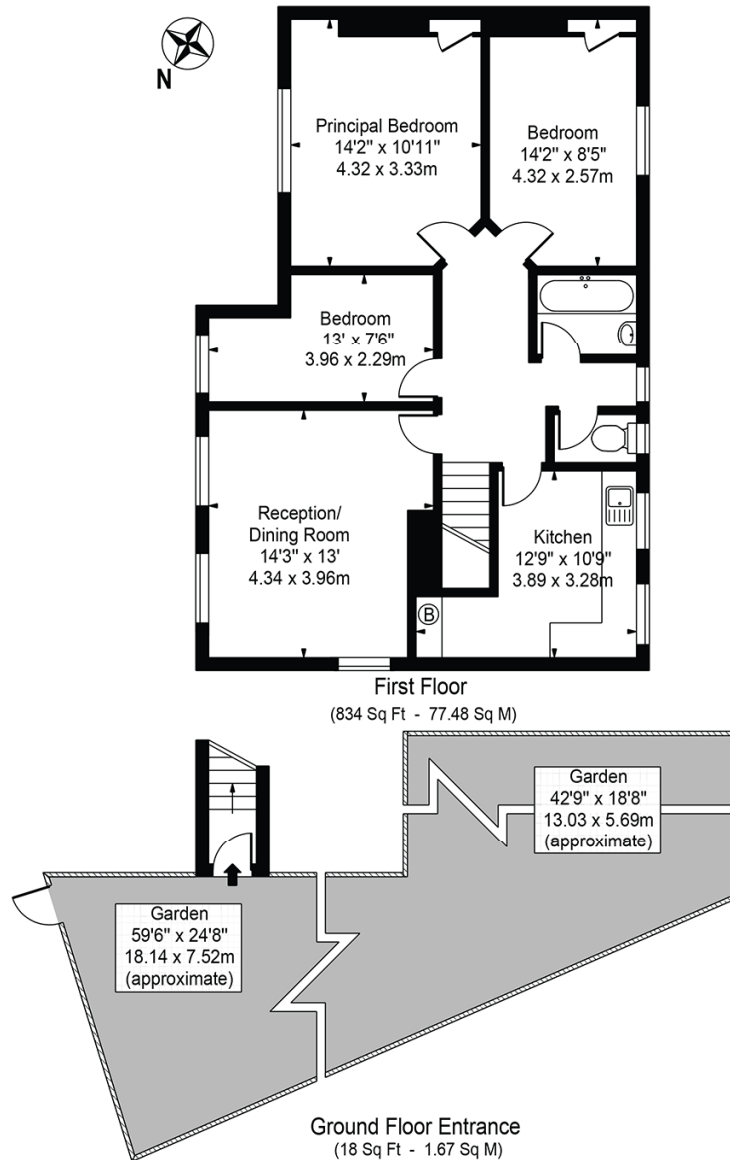
- Refurbishment Project
- First Floor Maisonette
- Large Side and Rear Gardens
- Three Double Bedrooms
- Sash Windows Throughout
- Great Potential for a Family Home
- Sole Use of Loft Space
- EPC Rating D





Hill Farm Road

Approx. Gross Internal Area 852 Sq Ft - 79.15 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 88 year and 1 months

Service Charge: £2000 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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