



**PARK CLOSE, ILCHESTER PLACE, W14**  
**£795,000 LEASEHOLD**

**A THREE BEDROOM APARTMENT SITUATED ON THE SEVENTH FLOOR (WITH LIFT) OF MODERN PORTERED BLOCK.**

**Kensington** | 020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)  
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## DESCRIPTION:

A three bedroom apartment situated on the seventh floor (with lift) of modern portered block. The property has spectacular views over Holland Park and beyond. There is a 28' reception room with sliding glass door to balcony, separate kitchen, principal bedroom with en suite bathroom, two further bedrooms and a further bathroom. The property now requires refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste. The property is leasehold with approximately 31 years remaining (expiring 23.12.2056).

Park Close is private road (with first come/first served parking) situated off Ilchester Place which is located within The Royal Borough of Kensington & Chelsea and is close to the many excellent shops, restaurants and transport facilities on Kensington High Street. The green open spaces of Holland Park are also within easy walking distance.

## ACCOMMODATION:

Entrance Hall | 28' (8.5m) Reception Room | Separate Kitchen | Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Further Bathroom | Lift | Porterage | First Come First Served Parking

## LOCAL AUTHORITY:

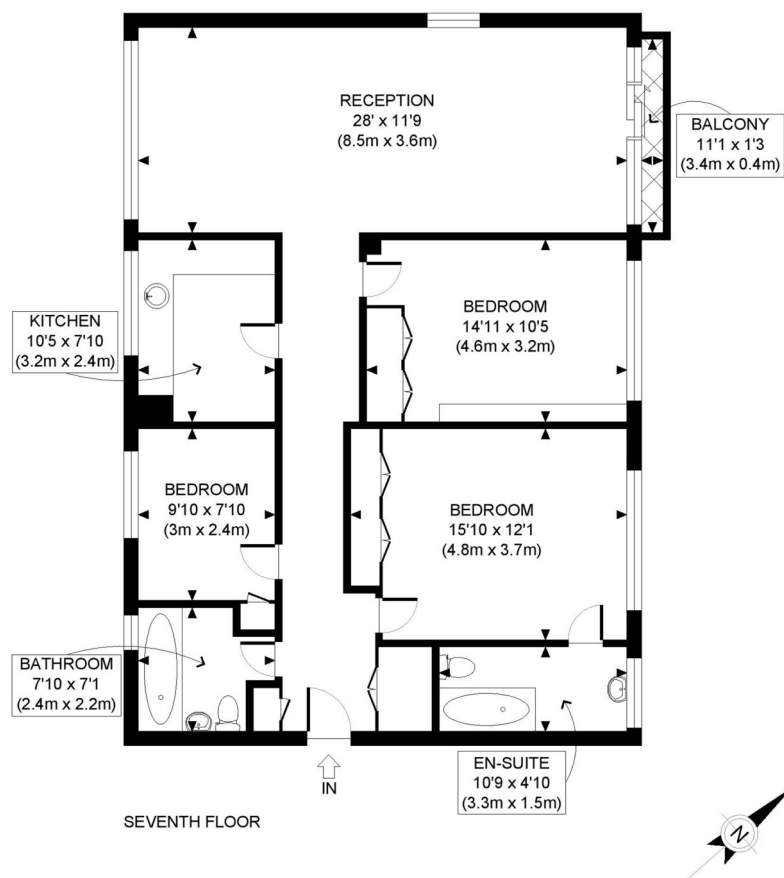
The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Holland Park  
Kensington Olympia







APPROX. GROSS INTERNAL FLOOR AREA: 1129 SQ FT/ 105 SQM

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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**  
ONE STOP SHOP FOR PROPERTY MARKETING

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

**Lease:** Approx. 31 years remaining (expiring 23.12.2056)

**Ground Rent:** £80 per annum

**Service Charge (including hot water and heating):**  
£12,907.80 per annum

**Council tax band:** G

*Please note all figures are approximate*

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