

**CHARLES HOUSE, KENSINGTON HIGH STREET, W14**  
**£1,495,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO-BEDROOM DUPLEX  
 APARTMENT IN A MODERN DEVELOPMENT WITH 24 HOUR  
 CONCIERGE SERVICE SITUATED OFF KENSINGTON HIGH STREET.**

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

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## DESCRIPTION:

A beautifully presented two-bedroom duplex apartment in a modern development with 24 hour concierge service situated off Kensington High Street. This luxury apartment has a large 6.7m reception room with wall of glass overlooking the square gardens. There is a well-equipped open plan kitchen, two generous double bedrooms with en suite bath/shower rooms. The apartment also benefits from a generous utility/storage room, a guest WC and a secure underground parking space. Charles House has a 24-hour concierge service and facilities include swimming pool, gym, cinema room and business suite.

Charles House is part of a new luxury development situated at the western end of Kensington High Street and is close to the many excellent shops, restaurants and transport facilities on Kensington High Street and the surrounding area. The green open spaces of Holland Park are also within easy walking distance.

## ACCOMMODATION:

Large Entrance Hall | 6.7m Reception Room | Modern Open Plan Kitchen | Two Double Bedrooms | Luxury En Suite Bathroom | Luxury En suite Shower room | Utility Room | Guest WC | Ample Storage | Swimming Pool, Gym, Cinema and Business Suite

## LOCAL AUTHORITY:

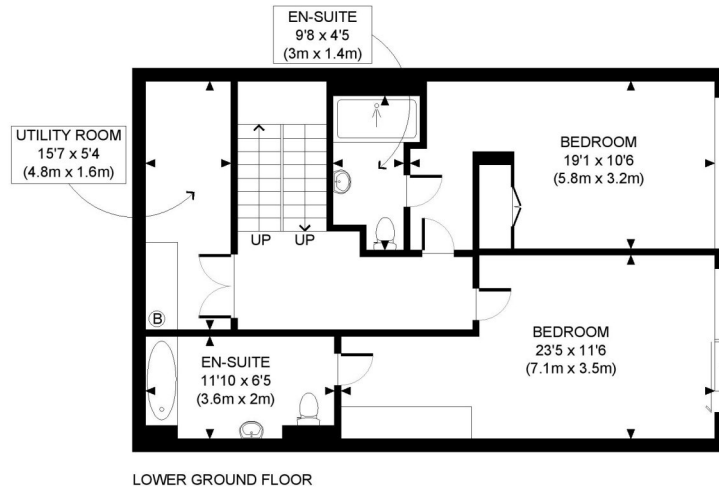
The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

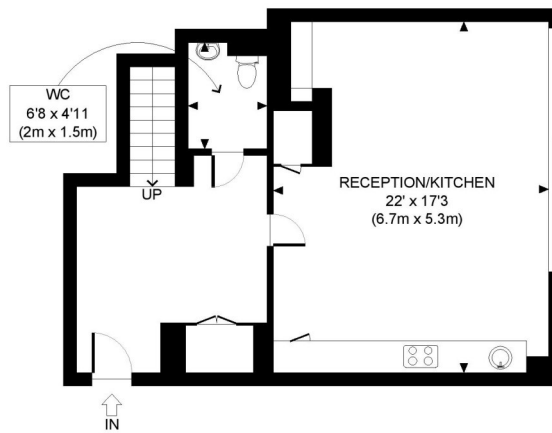
Kensington Olympia  
High Street Kensington







LOWER GROUND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 1399 SQ FT/ 130 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 CO.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease:** 999 years from 01<sup>st</sup> January 2011

**Ground Rent:** TBC

**Service Charge:** TBC

**Council tax band:** H

*Please note all figures are approximate*

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