

CHENISTON GARDENS, W8
£1,350,000 LEASEHOLD

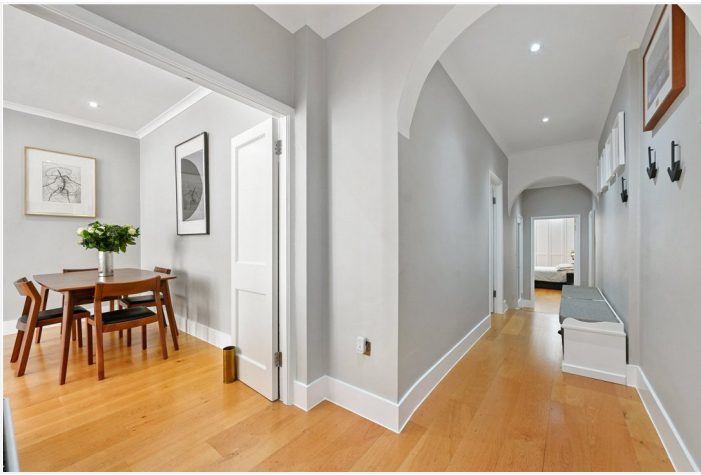
A DECEPTIVELY LARGE AND BRIGHT TWO BEDROOM FLAT SITUATED ON THE RAISED GROUND FLOOR OF A VERY WELL MAINTAINED VICTORIAN TERRACED HOUSE LOCATED A SHORT STROLL FROM VIBRANT KENSINGTON HIGH STREET.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A deceptively large and bright two bedroom flat situated on the raised ground floor of a very well maintained Victorian terraced house located a short stroll from vibrant Kensington High Street. The flat has been refurbished to exacting standards and the welcoming hall leads to a light filled reception room with high ceilings, wood floors and a charming bay window. The modern kitchen/breakfast room offers the best of contemporary design and functionality. The two grand, sun drenched, double bedrooms offer abundant storage and multi-functional work-living spaces overlooking a lush courtyard to the rear. The airy modern shower room features a rain shower, high end fixtures and concealed storage. There is potential for a second shower room.

Cheniston Gardens is quiet and attractive street situated just to the south of Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION

Entrance Hall | Reception Room | Kitchen/Breakfast Room | Two Double Bedrooms | Bathroom (Potential for 2nd bathroom)

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

DISTANCE TO PUBLIC TRANSPORT

0.2 miles to Hight Street Kensington Station

0.5 miles Earls Court Station

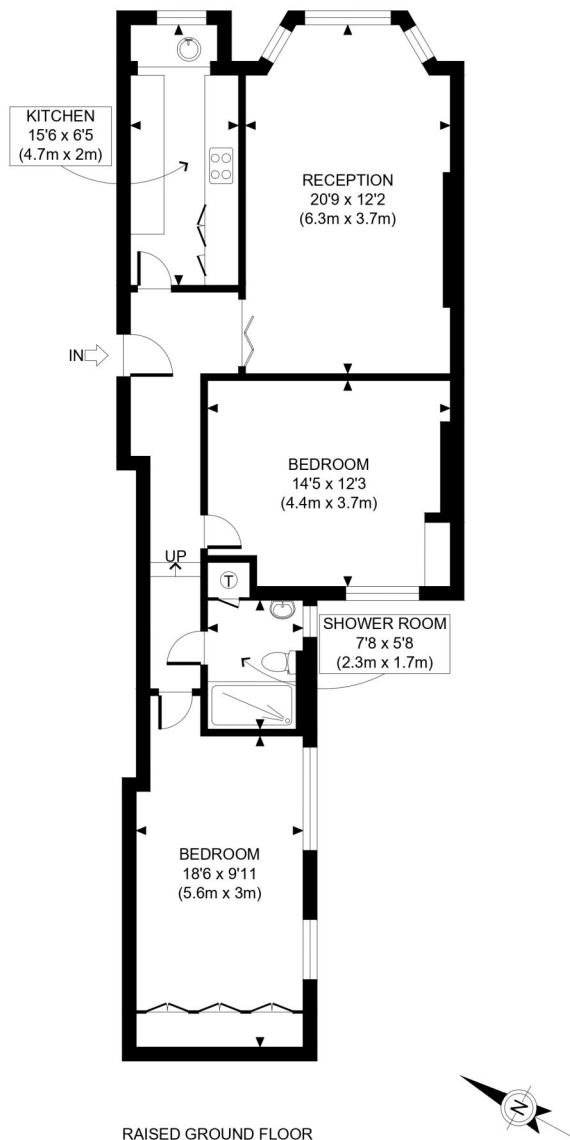
DISTANCE TO ROYAL PARKS

0.4 mile to Holland Park

0.4 miles to Kensington Gardens







APPROX. GROSS INTERNAL FLOOR AREA: 907 SQ FT/ 84 SQM

Winkworth

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	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
Term: approx. 101 years remaining
Service Charge: £3,486.60 per annum
Ground Rent: £140.00 per annum
Council Tax Band: F

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.

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.