



**VICARAGE COURT, VICARAGE GATE, W8**  
**£435,000 LEASEHOLD**

**A VERY WELL PRESENTED AND SPACIOUS STUDIO FLAT SITUATED ON THE FIRST FLOOR (WITH LIFTS) AND QUIETLY TO THE REAR OF THIS VERY WELL MAINTAINED PORTERED MANSION BLOCK IN THE HEART OF KENSINGTON.**

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### DESCRIPTION:

A very well presented and spacious studio flat situated on the first floor (with lifts) and quietly to the rear of this very well maintained portered mansion block in the heart of Kensington. The property has a 16'4 x 14'9 studio room, separate kitchen and generous bathroom.

Vicarage Court is situated on Vicarage Gate which is close to both Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Hyde Park are also within easy walking distance.

### ACCOMMODATION:

Entrance Hall | Studio Room | Separate Kitchen | Bathroom | Lifts | Porter

### LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

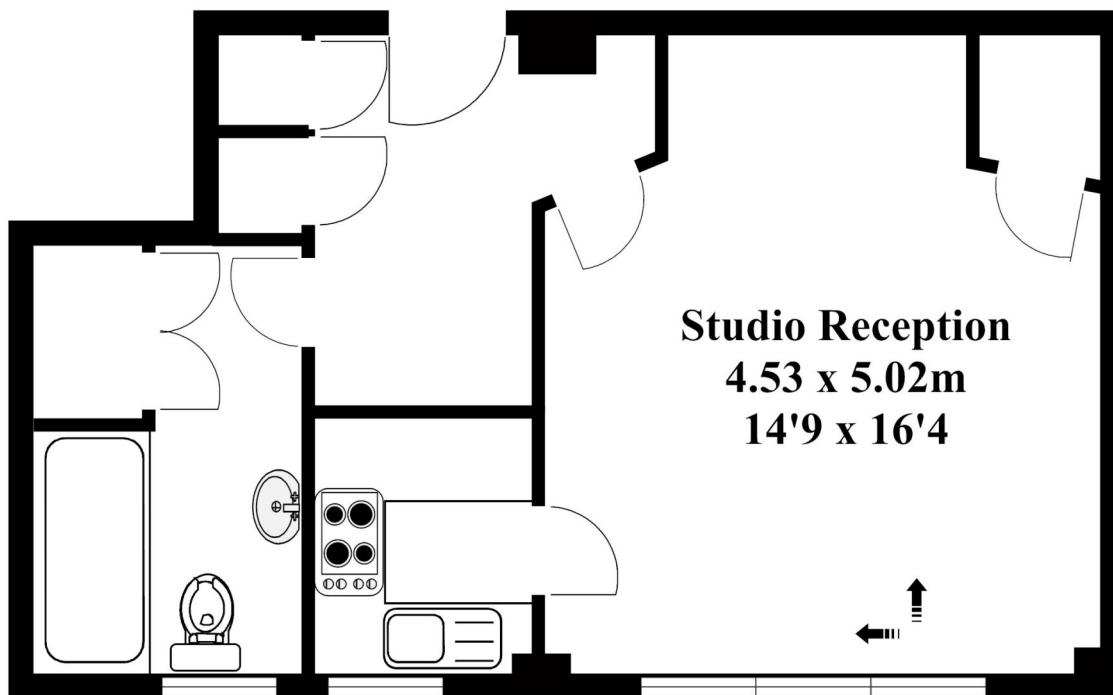
### NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Notting Hill Gate





# Vicarage Gate London W8



**1st floor**

Plan produced by HP. Source.  
For illustrative purposes only.  
Not to scale.  
Tel-07766340073

**Approx. Gross Internal Area = 39m square  
= ( 421ft square)**

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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease:** approx. 89 years remaining  
**Ground Rent:** £150 per annum  
**Service Charge:** £3432.24 per annum  
**Reserve Fund:** £1275 per annum  
**Council tax band:** D

*Please note all figures are approximate*

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