



KENSINGTON CHURCH STREET, W8
£1,795,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED AND BRIGHT THREE BEDROOM UPPER MAISONNETTE SITUATED ON THE SECOND AND THIRD FLOORS OF AN ATTRACTIVE STUCCO FRONTED VICTORIAN TERRACED HOUSE WHICH IS SET WELL BACK FROM THE ROAD BEHIND A FRONT GARDEN.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
 118 Kensington Church Street, London, W8 4BH

winkworth.co.uk

Winkworth

for every step...



DESCRIPTION:

A beautifully presented and bright three bedroom upper maisonette situated on the second and third floors of an attractive stucco fronted Victorian terraced house which is set well back from the road behind a front garden. The entrance to the property is on the half landing above the first floor. There is a spacious reception room with views down Sheffield Terrace, a dining room and a separate newly fitted kitchen. The principal bedroom overlooks the roof tops of Brunswick Gardens and beyond and has an attractive en suite bathroom with three windows. The two other bedrooms are served by a modern shower room.

Kensington Church Street runs between Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. The green open spaces of Kensington Gardens and Holland Park are also both within easy walking distance.

ACCOMMODATION:

Reception Room | Dining Room | Kitchen | Principal Bedroom With En Suite Bathroom |
Two Further Bedrooms | Shower Room

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
High Street Kensington



KENSINGTON CHURCH STREET, W8



APPROX. GROSS INTERNAL FLOOR AREA INC UNDER 1.5M: 1269 SQ FT/ 118 SQM
 APPROX. GROSS INTERNAL FLOOR AREA EXC UNDER 1.5M: 1259 SQ FT/ 117 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
THE STOP SHOP FOR PROPERTY DIRECTIVES

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenue: Share of Freehold
Ground Rent: None
Service Charge: £4,700 per annum
Council tax band: G

Please note all figures are approximate