



KENSINGTON GATE, W8
£1,350,000 LEASEHOLD

A UNIQUE TWO BEDROOM FLAT SITUATED ON THE SECOND FLOOR OF A BEAUTIFUL GRADE II* LISTED STUCCO FRONTED VICTORIAN BUILDING WITH ACCESS TO COMMUNAL GARDENS.

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

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DESCRIPTION:

A unique two bedroom flat situated on the second floor of a beautiful Grade II* Listed stucco fronted Victorian building with access to communal gardens. This recently refurbished apartment benefits from a bright entrance hall, well-proportioned reception room overlooking communal garden, separate kitchen, two double bedrooms and a large shower room.

Kensington Gate is located off the northern end of Gloucester Road and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Gloucester Road. The green open spaces of Kensington Gardens are also within easy walking distance.

ACCOMODATION:

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Shower Room

LOCAL AUTHORITY:

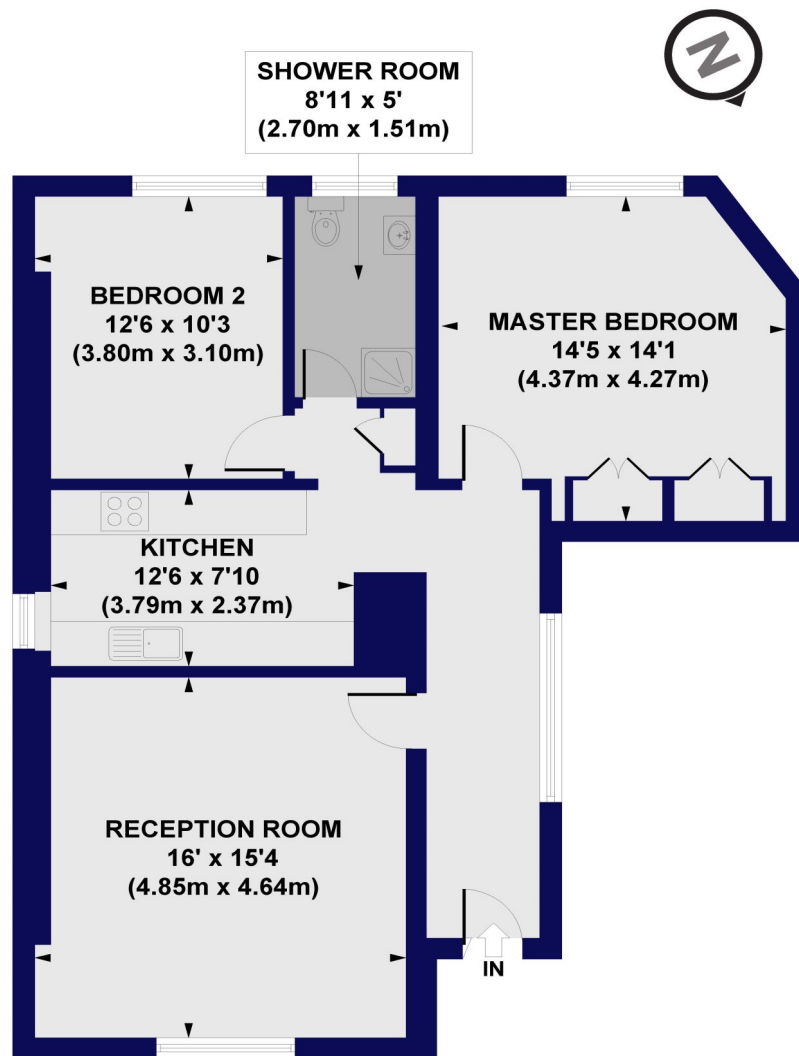
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Gloucester Road



Kensington Gate, W8
Approx. Gross Internal Floor Area 888 sq. ft / 82.49 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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

Lease: 131 years remaining
Ground Rent: TBC
Service Charge: TBC
Council tax band: G

Please note all figures are approximate

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