



CALLCOTT STREET, W8
£2,350,000 FREEHOLD

AN ATTRACTIVE THREE BEDROOM HOUSE IN ONE OF HILLGATE VILLAGE'S MOST SOUGHT-AFTER STREETS.

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for every step...



DESCRIPTION:

An attractive three bedroom house in one of Hillgate Village's most sought-after streets. The house has a double reception room and family bathroom on the raised ground floor and a kitchen/breakfast room, further reception room, conservatory, bedroom and patio garden on the lower ground floor. The first floor has two further bedrooms. There is also a generous roof terrace accessed via the half landing. The house has been well maintained but is now in need of refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste.

Callcott Street is charming street of pastel coloured terraced houses located within The Royal Borough of Kensington & Chelsea and situated quietly behind the bustling Notting Hill Gate with its many excellent shops, restaurants and transport facilities. Callcott Street is within the catchment area of the popular Fox Primary School which is approximately 80 meters from the house. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

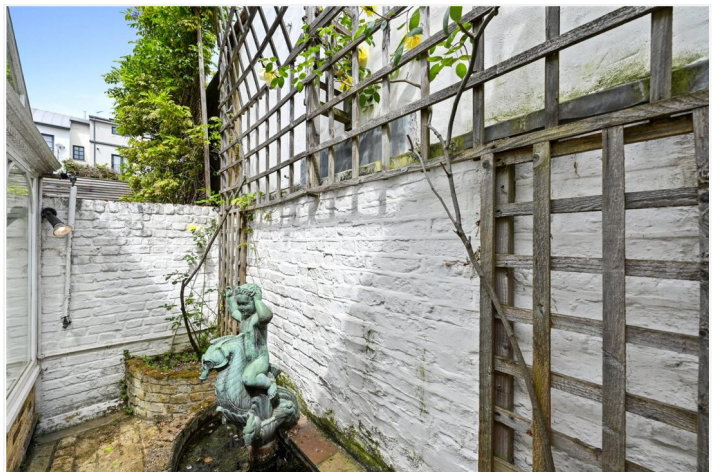
Double Reception Room | Further Reception Room | Kitchen/Breakfast Room | Conservatory | Three Bedrooms | Bathroom | Patio | Roof Terrace

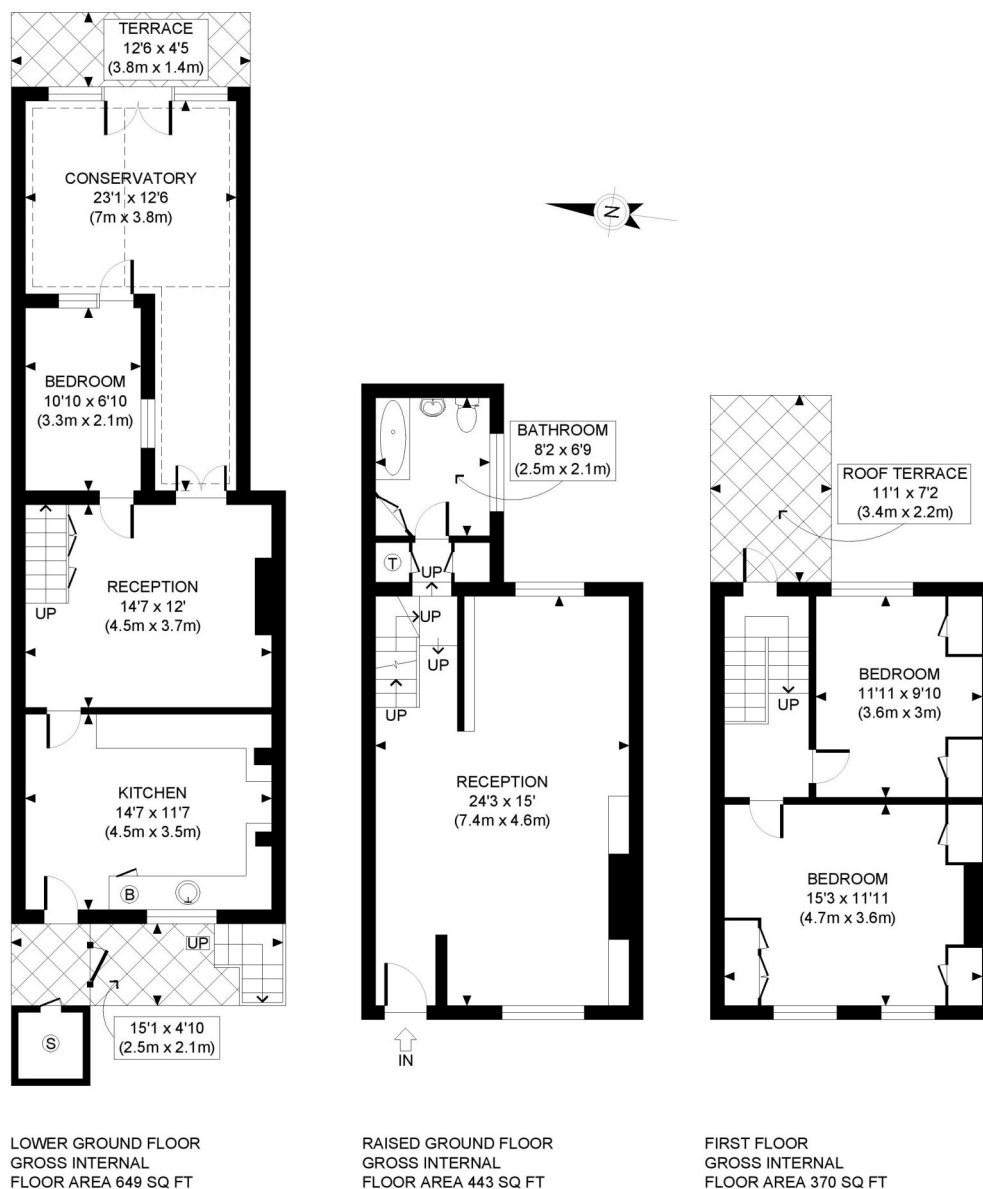
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
Holland Park





APPROX. GROSS INTERNAL FLOOR AREA: 1462 SQ FT/ 136 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 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		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Tenure: Freehold
Council tax band: G

Please note all figures are approximate

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