



Vicarage Gate, Kensington, London, W8

£685,000 *Leasehold*



A charming and bright two bedroom flat situated on the second floor (with lifts) of a well maintained portered mansion block.

KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Porters and Lifts



Kensington

020 7727 1500 | kensington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A charming and bright two bedroom flat situated on the second floor (with lifts) of a well maintained portered mansion block. The flat has attractive views over Vicarage Gate and is quietly situated away from Kensington Church Street. The property has a west facing reception room with door to a separate fitted kitchen. There are two double bedrooms and a bathroom. The flat also has sole use to a spacious and rarely available storage room.

LOCATION

Vicarage Gate is situated off Kensington Church Street and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

MATERIAL INFORMATION

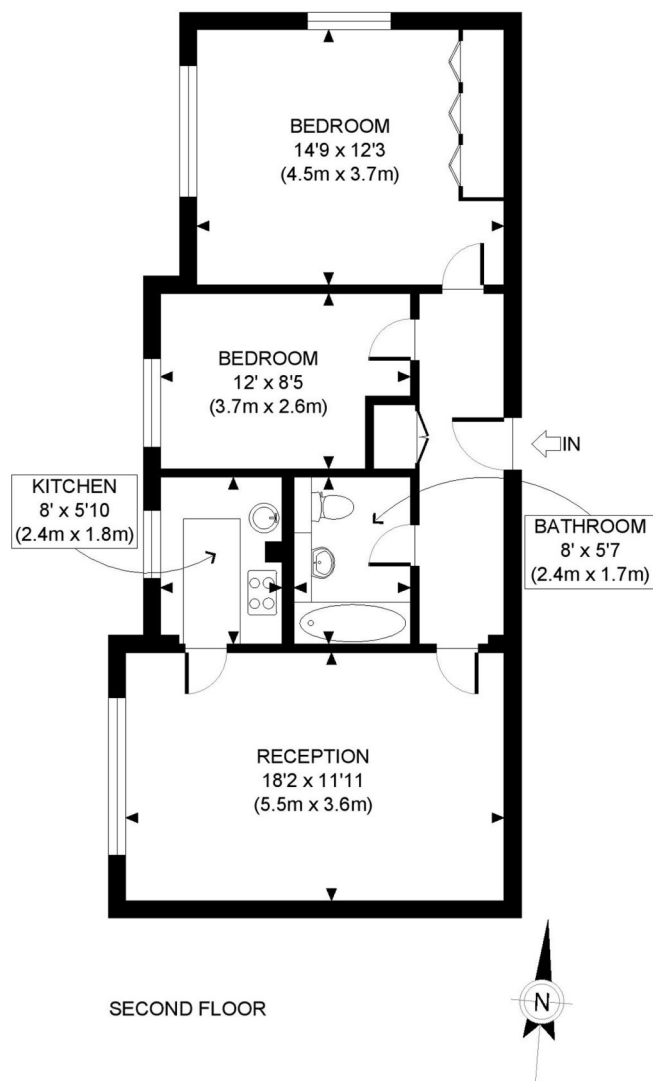
Tenure: Leasehold
Term: approx. 88 years remaining
Service Charge: £5,720 per annum
Reserve Fund: £2,125 per annum
Ground Rent: £150 per annum
Council Tax Band: F
EPC rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.





APPROX. GROSS INTERNAL FLOOR AREA: 688 SQ FT/ 64 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 COUK
ONE STOP SHOP FOR PROPERTIES MARKETING

Kensington

020 7727 1500 | kensington@winkworth.co.uk

Winkworth

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.