



EDGE STREET, W8
£895,000 SHARE OF FREEHOLD

A LARGE WELL PRESENTED TWO BEDROOM FLAT SITUATED ON THE THIRD FLOOR (WITH LIFT) OF A SMALL, WELL RUN, RED BRICK MANSION BLOCK.

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DESCRIPTION:

A large well presented two bedroom flat situated on the third floor (with lift) of a small, well run, red brick mansion block. The 26' (7.95m) reception room has roof top views from the three sash windows. There is also a modern kitchen, two bedrooms, en suite shower room and bathroom.

Campden Hill Mansions is situated on the corner of Edge Street and Kensington Church Street and 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 Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Large Reception Room | Kitchen | Principal Bedroom With En Suite Shower Room | Further Bedroom | Bathroom | Lift

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
Holland Park
High Street Kensington

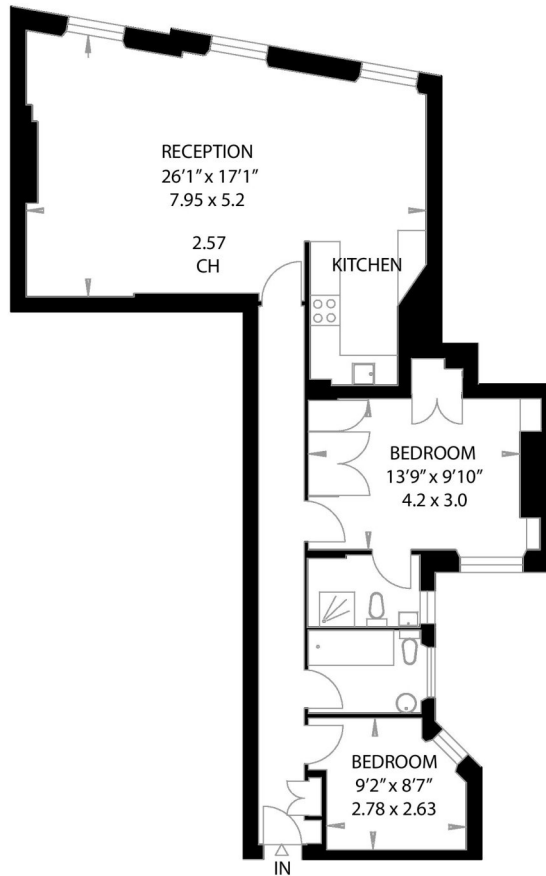






CAMPDEN HILL MANSIONS
LONDON W8

Gross Internal Area = 83.6 sq metres
900 sq feet



THIRD FLOOR

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	77	84
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: 138 years remaining
Ground Rent: peppercorn
Service Charge: £3,561.33 per annum
Reserve Fund: £1,157.52 per annum
Total: £4,718.96 per annum
Council tax band: F

Please note all figures are approximate

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