



HOLLAND STREET, W8
£1,150,000 LEASEHOLD

A THREE BEDROOM FLAT WITH ACCESS TO A ROOF TERRACE SITUATED ON THE RAISED GROUND FLOOR OF A CHARMING PERIOD MANSION BLOCK IN A QUIET AND PRIME LOCATION IN THE HEART OF KENSINGTON.

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118 Kensington Church Street, Kensington, London, W8 4BH



DESCRIPTION:

A three bedroom flat situated on the raised ground floor of a charming period mansion block in a quiet and prime location in the heart of Kensington. The flat has a west facing reception room with two sash windows, parquet flooring and a fireplace. There is also a separate kitchen with access to a sizable roof terrace (non-demised). The three west facing bedrooms are served by a bathroom and a separate WC. The flat also owns a useful storage room located in the basement and residents benefit from the option to rent a garage to the rear of the block. The flat is now in need of refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste.

Ingelow House is located off Holland Street on Kensington Church Walk, a quiet and charming street leading down to vibrant Kensington High Street with its excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Three Bedrooms | Bathroom | WC | Roof Terrace (Non-Demised) | Storage Room

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

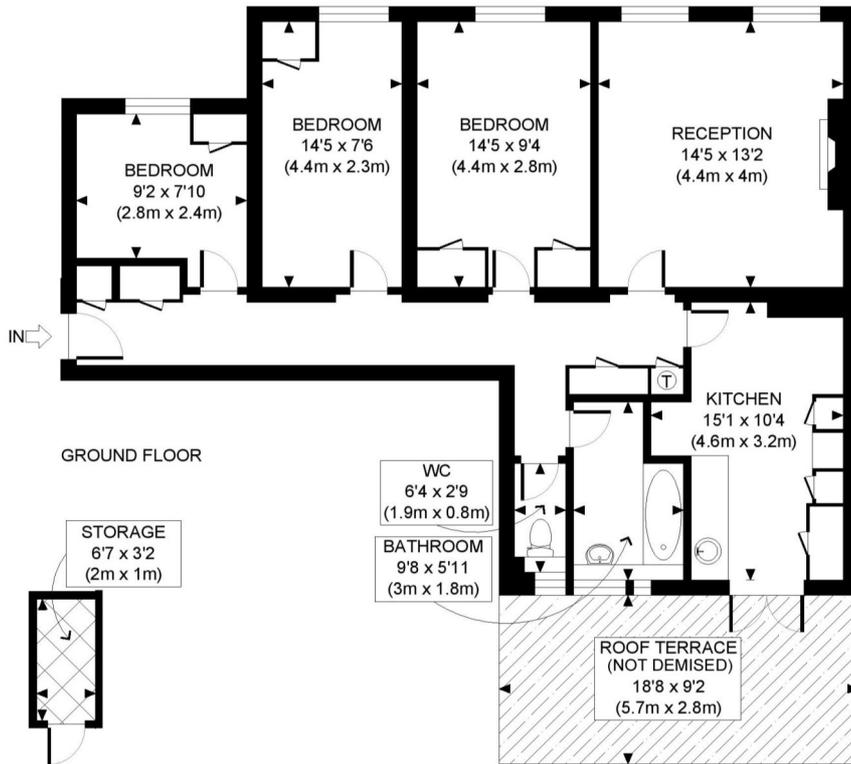
High Street Kensington

Notting Hill Gate

Gloucester Road

Earls Court





APPROX. GROSS INTERNAL FLOOR AREA: 926 SQ FT/ 86 SQM



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – 81 years remaining
Ground Rent: £50 per annum
Service Charge: £3,911.76 per annum
Council tax band: F

Please note all figures are approximate

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for every step...