



**KENSINGTON CHURCH STREET, W8**  
**£775,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT SITUATED ON THE RAISED GROUND FLOOR OF A WELL MAINTAINED VICTORIAN TERRACED HOUSE WHICH IS SET BEHIND A GOOD-SIZED FRONT GARDEN.**

**Kensington** | 020 7727 1500  
 118 Kensington Church Street, Kensington, London, W8 4BH

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



### DESCRIPTION:

A beautifully presented one bedroom flat situated on the raised ground floor of a well maintained Victorian terraced house which is set behind a good-sized front garden. Accommodation comprises of a large reception room with bay window, high ceilings, wood floors and a well-equipped and modern open plan kitchen. The double bedroom has French windows with a Juliette balcony with views across quiet private gardens. There is a spacious and luxurious shower room.

Kensington Church Street runs between 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:

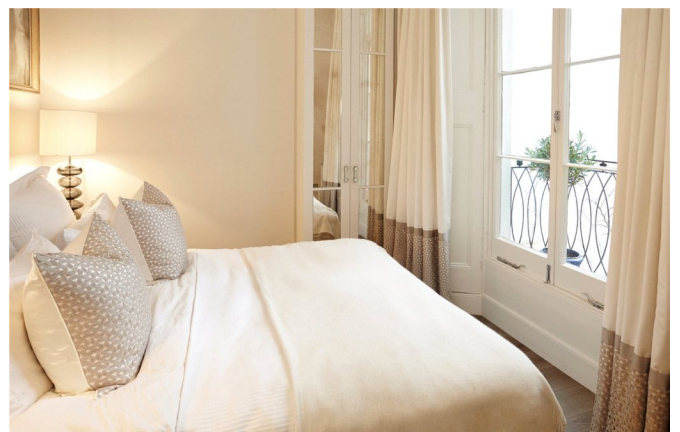
Reception Room | Open Plan Kitchen | Bedroom | Shower Room

### LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

### NEAREST PUBLIC TRANSPORT:

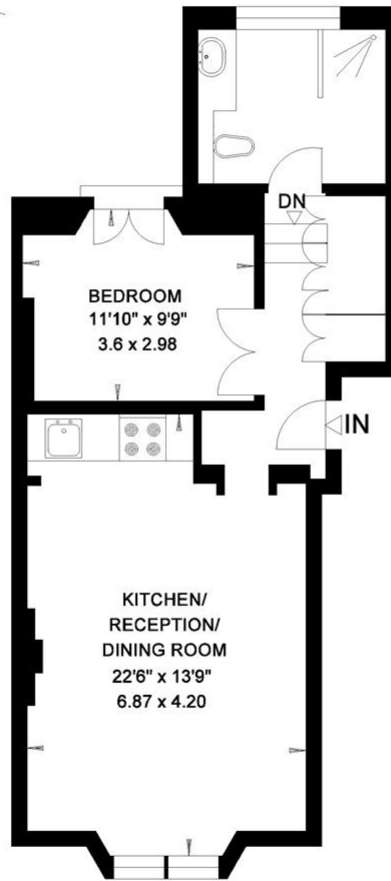
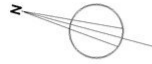
High Street Kensington  
Notting Hill Gate





**KENSINGTON CHURCH STREET  
LONDON W8**

Gross Internal Area = 52 sq. metres  
560 sq. feet



**GROUND 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		
(55-68)	D	63	
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lease:** approx. 129 years remaining  
**Ground Rent:** TBC  
**Service Charge:** TBC  
**Council tax band:** F

*Please note all figures are approximate*

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

**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.