

**VICARAGE GATE, W8**  
**£595,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT SITUATED ON THE FIRST FLOOR (WITH LIFTS) OF A VERY WELL MAINTAINED PORTERED MANSION BLOCK.**

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

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### **DESCRIPTION:**

A beautifully presented one bedroom flat situated on the first floor (with lifts) of a very well maintained portered mansion block. The flat has generous reception room with wood floors, modern separate kitchen, large double bedroom and shower room. The property is offered with a new 125-year lease.

Vicarage Gate is situated just 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 both Kensington Gardens and Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Entrance Hall | Reception Room | Separate Fitted Kitchen | Large Bedroom | Shower Room | Lifts | Porter

### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

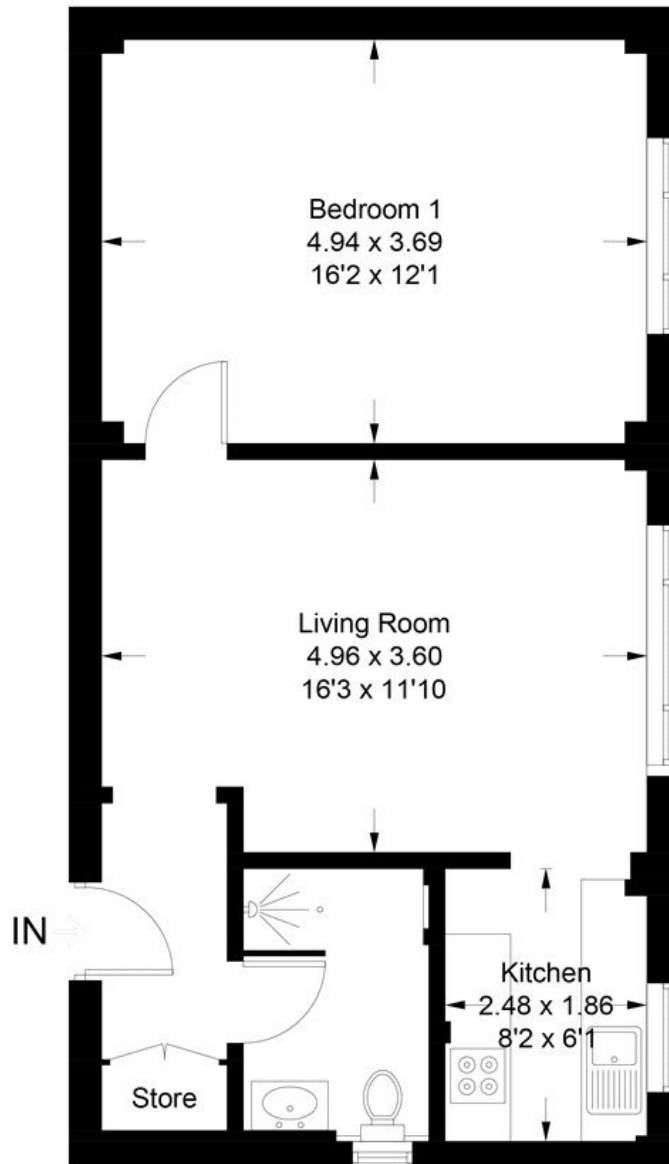
High Street Kensington  
Notting Hill Gate





# Vicarage Court

Approximate Gross Internal Area = 50.4 sq m / 542 sq ft



## First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID721353)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Lease:** 125 years remaining  
**Ground Rent:** None  
**Service Charge:** £6058.36 per annum  
**Council tax band:** F

*Please note all figures are approximate*

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