



## HUNTSMORE HOUSE, W8

£795,000 SHARE OF FREEHOLD

A SPACIOUS (808 SQ FT/75 SQ M) AND BRIGHT ONE BEDROOM FLAT WITH A WRAPAROUND ROOF TERRACE SITUATED ON THE FIFTH FLOOR OF A MODERN AND WELL MAINTAINED PORTERED BLOCK WITH SWIMMING POOL, GYM, COMMUNAL GARDENS AND SECURE UNDERGROUND PARKING.

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118 Kensington Church Street, London, W8 4BH





### **DESCRIPTION:**

A spacious (808 sq ft/75 sq m) and bright one bedroom flat with a wraparound roof terrace situated on the fifth floor of a modern and well maintained portered block with swimming pool, gym, communal gardens and secure underground parking. The flat has a reception room with glazed sliding doors onto the extensive roof terrace. There is a well-equipped kitchen, large double bedroom and luxury shower room. The property is large enough to convert to a comfortable two-bedroom layout (subject to licence to alter).

Pembroke Road is situated within The Royal Borough of Kensington & Chelsea and close to the many excellent shops, restaurants and transport facilities on Kensington High Street. The green open spaces of Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Entrance Hall | Reception Room | Kitchen | Bedroom | Shower Room | Roof Terrace | Lift | Porter | Gym | Swimming Pool | Secure Underground Parking Space

### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

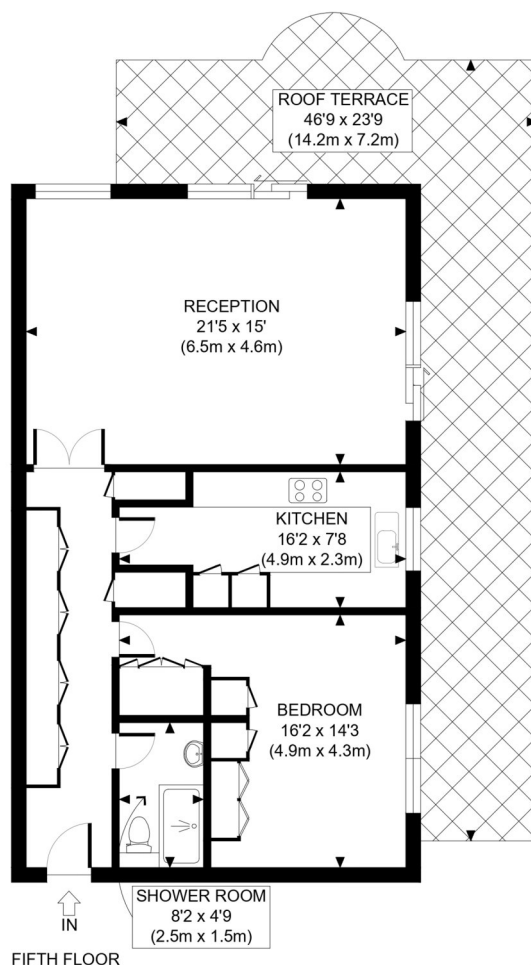
### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Kensington Olympia  
Earls Court









APPROX. GROSS INTERNAL FLOOR AREA: 808 SQ FT/ 75 SQM

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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**  
THE STOP SHOP FOR PROPERTY IMAGING

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease:** 990 years remaining  
**Ground Rent:** Peppercorn  
**Service Charge:** £5,136 per annum  
**Reserve Fund:** £1,656 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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