



Russell Road
Kensington, W14

£1,295,000

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HOMESITE

Wonderfully spacious two bedroom garden apartment

FULL DETAILS

A beautifully presented two bedroom garden apartment with two reception rooms, two bathrooms, a semi-open plan kitchen, utility room, front courtyard and split garden with private access to the rear. The apartment has excellent light and space throughout and a wonderful sky light in the rear reception room along with bi-foldable doors which open out onto the garden. A very generously proportioned apartment that offers plenty of room for entertaining and has a lovely wooden floor which runs throughout. Russell Road is an attractive tree lined street in Kensington & Chelsea which is superbly located for the vast array of amenities of High Street Kensington and the beautiful green spaces of Holland Park.

PROPERTY FEATURES

- Two Double Bedrooms
- Wooden Flooring throughout
- Two Bathrooms (one en-suite)
- Shared Garden
- Front Courtyard
- Good ceiling heights
- Attractive Tree-lined street
- Council Tax Band E

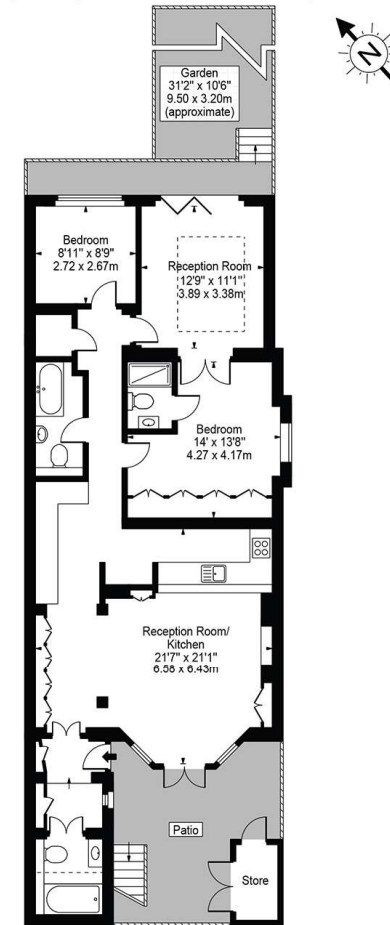
PROPERTY INFO

TENURE
Share of Freehold, approx. 85 years remaining

SERVICE CHARGE
approx. £1500 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Russell Road, W14
 Approx. Gross Internal Area 1126 Sq Ft - 104.61 Sq M
 (Including Restricted Height Area & Excluding Store)
 Approx. Gross Internal Area 1104 Sq Ft - 102.56 Sq M
 (Excluding Restricted Height Area & Store)



Lower Ground Floor
 For Illustration Purposes Only - Not To Scale

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*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.