



Kensington Church Street  
Kensington, W8

£850,000

🛏️ 2 🚿 2 🏠 Flat/Apartment

**HOMESITE**

# Classic raised ground floor two bedroom apartment

## FULL DETAILS

A classic raised ground floor two bedroom apartment with wooden floors and high ceilings. This attractive apartment has a contemporary feel with a wealth of period features along with modern fittings. The large principal double bedroom has good storage and a generous en-suite bathroom. The second bedroom also benefits from its own separate shower room. To the front of the property is a wonderful reception room with a large sash window and feature fireplace. The property is superbly located for the stunning array of shops, bars, cafes and restaurants of both Kensington and Notting Hill. There is also excellent transport links nearby via Notting Hill Gate and High Street Kensington tube stations along with a multitude of bus routes. The wonderful open spaces of Kensington Gardens and Hyde Park are also a short walk away.

## PROPERTY FEATURES

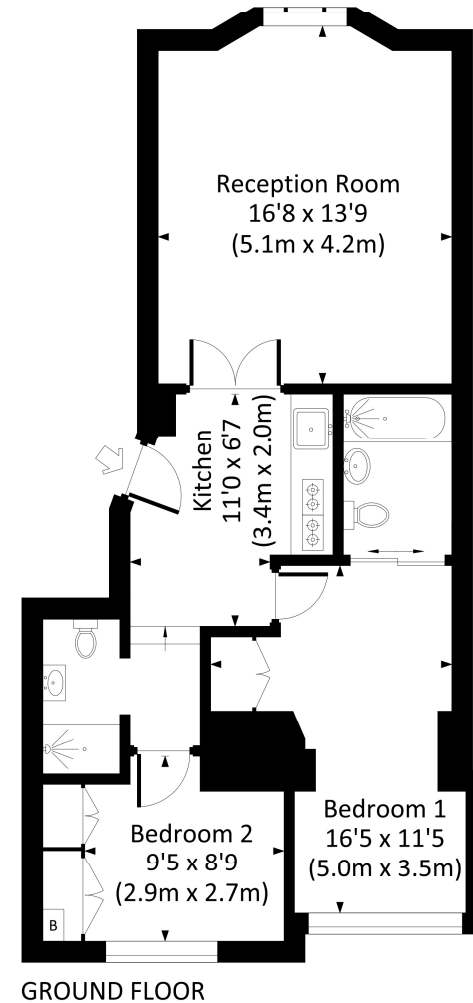
- Period Conversion
- High ceilings
- Wooden Floors
- Two double bedrooms
- Two bathrooms
- Kensington Gardens & Hyde Park are close by
- Council tax band F - Kensington & Chelsea

## PROPERTY INFO

**TENURE**  
Leasehold, 125 years remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx. gross internal area  
668 Sq Ft. / 62.1 Sq M.



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

\*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.