



Kensington Church Street  
Kensington, W8

£950,000

🛏️ 2 🚿 2 🏠 Flat/Apartment

**HOMESITE**

# Contemporary two double bedroom garden apartment

## FULL DETAILS

A contemporary two double bedroom apartment with wooden floors and a large private garden set within this striking period building on Kensington Church Street. The property comprises of a large main bedroom with ensuite bathroom, a second double bedroom, separate shower room and a large reception room with an open plan kitchen. The property is located halfway between Notting Hill Gate and High Street Kensington giving access to a huge array of shops, cafe's, bars and restaurants in both W11 and W8. There are superb transport links close by including Notting Hill Gate and High Street Kensington tube stations. The vast expanses of Kensington Gardens and Hyde Park are also a short walk away.

Leasehold 125 years.

## PROPERTY FEATURES

- Period Conversion
- Private Garden
- Two double bedrooms
- Two bathrooms
- Wooden floors throughout
- Large reception room with open plan kitchen
- Superbly located for Notting Hill and Kensington
- Approx. 734 Sq Ft / 68.1 m2
- Council tax band F - Kensington

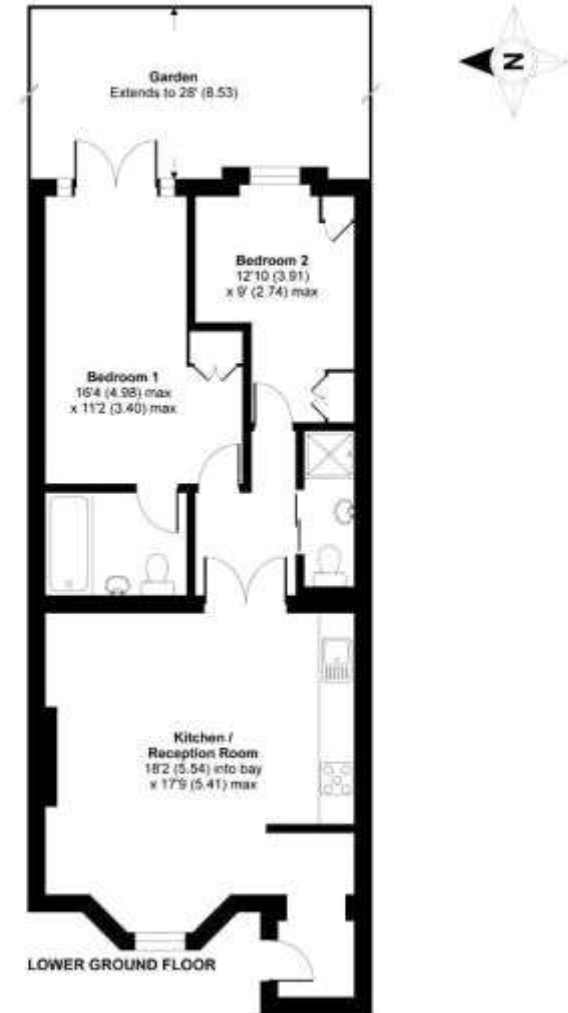
## PROPERTY INFO

**TENURE**  
Leasehold 125 years

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
EU Directive 2002/91/EC			

## Kensington Church Street, London, W8

APPROX. GROSS INTERNAL FLOOR AREA 734 SQ FT 68.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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