



Charles House, Kensington High Street, Kensington, W14

Asking Price: £950,000

 Benham
& Reeves

Charles House, Kensington High Street, Kensington, W14

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A contemporary, well-presented one bedroom, one bathroom apartment located on the seventh floor of Charles House, within the development 375 Kensington High Street. The property comprises an approximate 606 square feet of living space, which includes a large open plan living room with a Juliette balcony. The kitchen benefits from fully integrated Miele appliances. The property further benefits from a double bedroom, with a separate dressing area, and a separate bathroom located off the hallway, along with a utility cupboard containing a washer/dryer.

The flat has been finished to the highest of standards and further benefits include wooden flooring, underfloor heating, comfort cooling, underground car park, a swimming pool, gym, sauna, steam room, cinema and 24-hour concierge service.





Property Features:

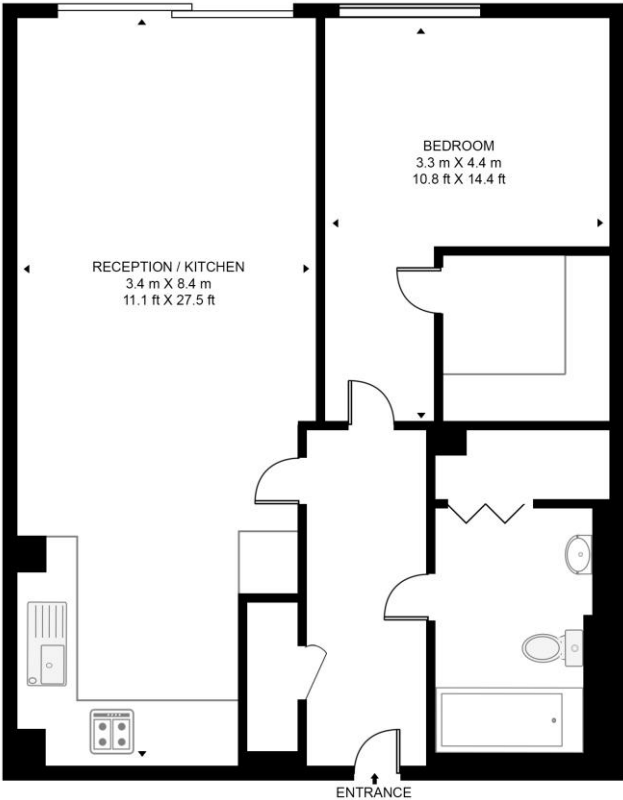
- One Bedroom
- One Bathroom
- 606 Square Feet (Approx.)
- Seventh Floor
- Private Underground Parking
- 24-Hour Concierge
- Gym, Swimming Pool, Cinema Room
- Kensington Olympia Underground Station (District and Overground Line, Zone 2)



Charles House, Kensington High Street, Kensington, W14



CHARLES HOUSE, KENSINGTON HIGH STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA 606 SQ.FT (56.3 SQ.M)



SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£950,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£776.02 (per annum) for the year 2025
Service Charge:	£8,280.18 (per annum) for the year 2025
Anticipated Rent:	£3,800.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250082

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

