



## Gordon Place, Kensington, W8

Price Reduced to: £750,000

 Benham  
& Reeves

# Gordon Place, Kensington, W8

 1 Bedroom (s)  1 Bathroom (s)  Share of Freehold

Positioned on the first floor, this welcoming one bedroom apartment, spanning approximately 547 square feet of accommodation, invites with its bright west-facing living area, boasting high ceilings and sleek wooden floors. The separate modern kitchen comes equipped with integrated appliances, while the spacious double bedroom offers built-in storage and an en-suite bathroom featuring a charming roll-top bath and a separate walk-in shower.

Retaining its period charm, the apartment showcases captivating features such as an inviting fireplace, elegant cornicing and generously sized windows that flood the space with natural light.

Located in Gordon Place, this residence enjoys easy access to the bustling amenities of Kensington Church Street, Notting Hill Gate and Kensington High Street. Nature enthusiasts will appreciate the proximity to Kensington Gardens and Hyde Park, while commuters will find convenience in the nearby Kensington High Street (District and Circle Line) and Notting Hill Gate (District, Circle, and Central Line) stations.





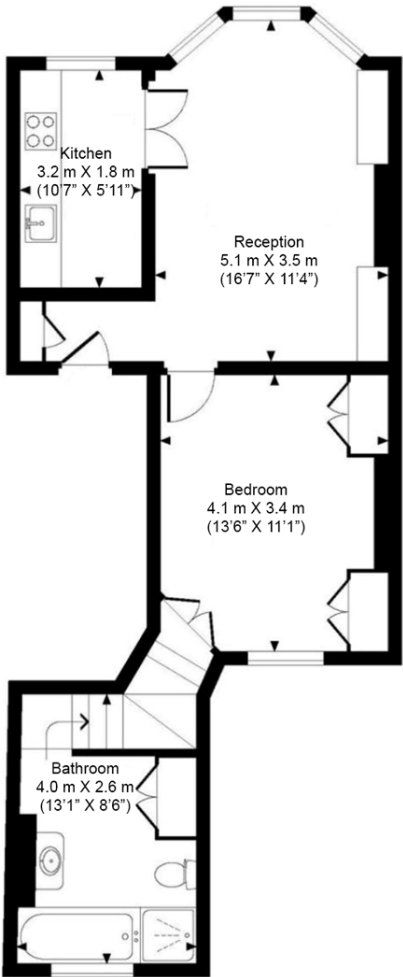


## Property Features:

- One Bedroom
- One Bathroom
- High Ceilings
- Period Features
- Good Storage
- High Street Kensington Station (0.3 miles)  
Notting Hill Station (0.5 miles) Holland Park  
Station (0.6 miles)



First Floor  
Total Gross Internal Area  
50.9 Sq/m - 547 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 80        |
| (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 |           |

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Price Reduced to: | £750,000   |
| Tenure:           | Share of Freehold<br>Expires 24/05/2978<br>Approximately 954 Years Remaining |
| Ground Rent:      | £0.00 (per annum)<br>Peppercorn  |
| Service Charge:   | £0.00 (per annum)  |
| Anticipated Rent: | £3,400.00 pcm<br>Approx. 5.4% Yield  |

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN230170

T: 020 7938 3522  
E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)  
W: [www.benhams.com](http://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 it 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

