



# Hudson House, Faraday Road, North Kensington, W10

Asking Price: £500,000

 Benham  
& Reeves



# Hudson House, Faraday Road, North Kensington, W10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning, one bedroom 3rd floor apartment located within the ever-popular Portobello Square development. The accommodation, spanning an approximate 539 square feet of living space, is spacious and well configured comprising a kitchen/reception room that leads onto a balcony, wooden floors, integrated Siemens appliances and sleek chrome fittings are in keeping with the contemporary nature of the build. The double bedroom boasts built-in wardrobes and access to the balcony and the bathroom is tiled from floor to ceiling and features a shower over the bath, heated towel rack and an abundance of storage.

Portobello Square is becoming one of the area's most desirable addresses with many boutiques, cafés and restaurants on its doorstep and excellent connections to the rest of London and beyond. The development is tucked away behind the fashionable Golborne Road and next to the world-famous Portobello Road. Three tube stations are nearby and a good choice of buses swiftly link Faraday Road with the heart of London.



# Hudson House, Faraday Road, North Kensington, W10

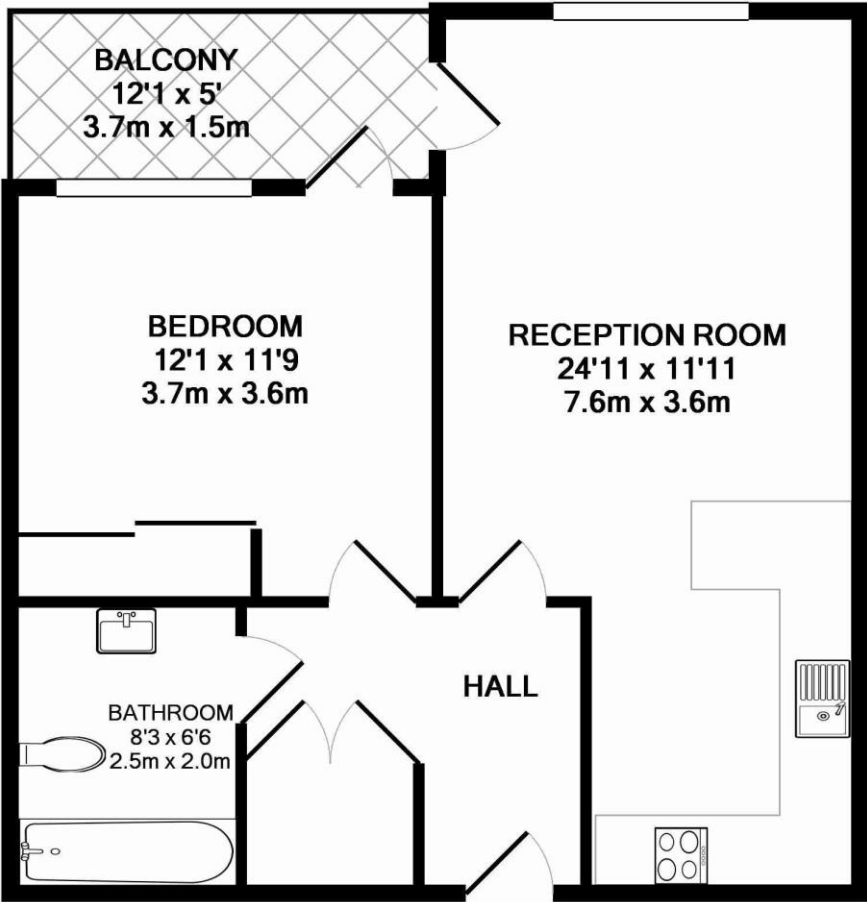



## Property Features:

- One Bedroom
- One Bathroom
- 539 Square Feet (Approx.)
- 3rd Floor
- Balcony & Lift
- Modern Interiors
- Ladbroke Grove Underground (Zone 2)



# Hudson House, Faraday Road, North Kensington, W10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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 	

W10 - 3RD FLOOR  
TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms & Conditions:

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

Asking Price:	£500,000
Tenure:	Leasehold Expires 18/09/3010 Approximately 985 Years Remaining
Ground Rent:	£350.00 (per annum) to March 2025
Service Charge:	£2,677.32 (per annum) to March 2025
Anticipated Rent:	£2,200.00 pcm Approx. 5.3 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240138

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 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

