



Kenton Court, Kensington High Street, Kensington, W14

Asking Price: £700,000

**Benham
& Reeves**

Kenton Court, Kensington High Street, Kensington, W14

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious two bedroom apartment spanning approximately 765 square feet within this period portered mansion block in Kensington High Street, just a 10-minute walk to the open space of Holland Park, local shops and amenities.

The apartment offers well-balanced accommodation throughout, providing a reception, separate kitchen, two double bedrooms and a family bathroom.

Kenton Court is situated at the western end of High Street Kensington, with an array of excellent shops and restaurants on offer, and this apartment would make an ideal London pied-à-terre or rental investment. The green open spaces of Holland Park and The Design Museum are also close by, with great transport links from both Kensington High Street and Kensington, along with numerous bus routes giving easy access into the West End and City.





Property Features:

- Two Bedrooms
- One Bathroom
- 765 Square Feet (Approx.)
- Porter
- Kensington Olympia Station (0.2 miles)
- West Kensington Station (0.5 miles)
- Barons Court Station (0.6 miles)




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KENTON COURT, KENSINGTON HIGH STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA 765 SQ.FT (71.1 SQ.M)



LOWER GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 24/12/2126 Approximately 101 Years Remaining
Ground Rent:	£33.00 (per annum) for the year 2025
Service Charge:	£3,500.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN220341

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