

Asking Price: £700,000





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.

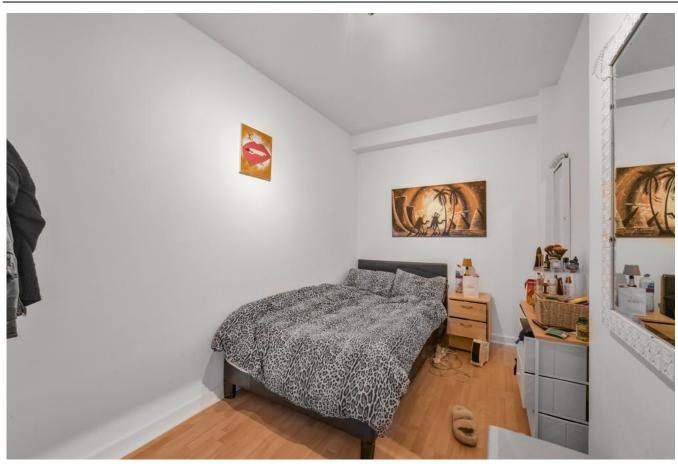
Kenton Court is situated at the western end of High Street Kensington, with an array of excellent shops and restaurants on offer, and this apartment would make an ideal London pied-à-terre or rental investment. The green open spaces of Holland Park and The Design Museum are also close by, with great 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)



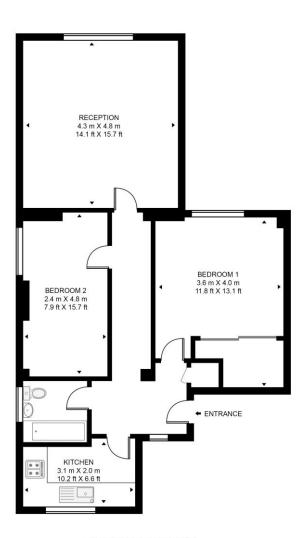




#### KENTON COURT, KENSINGTON HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 765 SQ.FT (71.1 SQ.M)





LOWER GROUND FLOOR

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.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) B		
(69-80) C	73	78
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
Findiand Scotland & Wales	U Directive 002/91/E0	



### **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

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 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.







