



## Challoner Crescent, West Kensington, W14

Offers in Excess of: £700,000

 Benham  
& Reeves

# Challoner Crescent, West Kensington, W14

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A renovated split-level two bedroom, two bathroom apartment arranged over the raised ground and lower ground floors of an attractive double-fronted period residence.

The apartment spans approximately 978 square feet of living space configured to feature an impressive 27' open-plan kitchen and reception area adorned with high ceilings and a luminous bay window. Comprising two spacious double bedrooms, two bathrooms and complemented by a secluded south-facing wooden decked terrace at the back.

Challoner Crescent is a secluded cul-de-sac just off Challoner Street. Offering a very short walk to West Kensington, Barons Court underground station and a plethora of local shops and restaurants.







## Property Features:

- Two Bedrooms
- Two Bathrooms
- 978 Square Feet (Approximately)
- Split Level
- Chain Free
- Private Terrace
- West Kensington Station (0.2 miles)
- Barons Court Station (0.4 miles)
- West Brompton Station (0.6 miles)

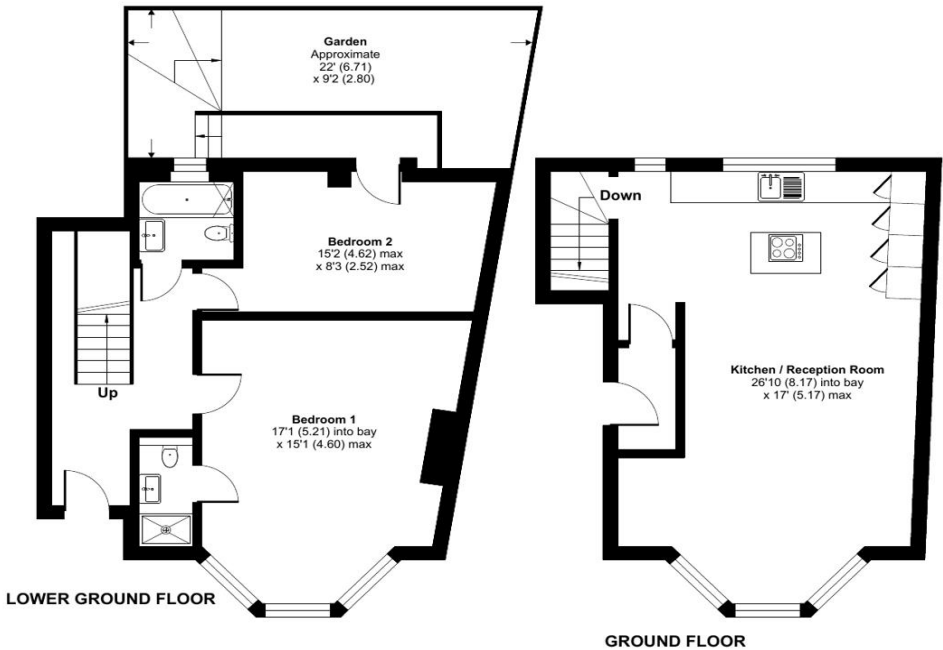


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Approximate Area = 978 sq ft / 90.8 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Benham & Reeves. REF: 1129098

## Terms & Conditions:

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

Offers in excess of: £700,000

Tenure: Share of Freehold  
Expires 25/12/2974  
Approximately 949 Years Remaining

Ground Rent: Nil

Service Charge: £3,000.00 (per annum)  
for the year 2025

Anticipated Rent: £3,100.00 pcm  
Approx. 5.3 % Yield

## Viewings:

All viewings are by appointment only  
through our Kensington Office.

Our reference: KEN240100

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