



# Kensington Church Street, Notting Hill, W8

Asking Price: £950,000

Benham & Reeves

# Kensington Church Street, Notting Hill, W8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning 1 bedroom, 1 bathroom apartment situated in a high-end development on Kensington High street. This 2nd floor apartment spans a sizable 690 square feet. (approx.) This property includes a large double bedroom with excellent storage space and an open plan reception incorporating a fitted kitchen area. Added benefits include; climate control, under floor heating to the bathrooms, mood lighting and is wired for full entertainment systems.

The development benefits from a 24 hour concierge and security intercom. Notting Hill Gate Underground is served by the Central, District and Circle lines and is ideal for quick access to Liverpool Street and the City. Both Portobello market and High Street Kensington are within walking distance.





## Property Features:

- One Bedroom
- One Bathroom and Guest WC
- Second Floor
- 690 Square Feet (Approx.)
- Lift Access
- Concierge Service
- Modern and Spacious
- Notting Hill Gate Station (Zone 2)





188KCS, W8 - 2ND FLOOR  
 TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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

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## 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>	75	77
(55-68) <b>D</b>		
(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	

## Terms & Conditions:

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

**Asking Price:** £950,000

**Tenure:** Leasehold  
Expires 01/01/3010  
Approximately 986 Years Remaining

**Ground Rent:** £400 (per annum) for the year 2023

**Service Charge:** £5770 (per annum) for the year 2023 inclu. sinking fund of £1140 (per annum)

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: BEA200164

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**W:** [www.benhams.com](http://www.benhams.com)

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