



DE VERE GARDENS, W8
OFFERS IN EXCESS OF £700,000 LEASEHOLD

**AN EXCEPTIONAL ONE BEDROOM FLAT SITUATED ON THE RAISED
GROUND FLOOR OF A GRAND VICTORIAN BUILDING.**

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
118 Kensington Church Street, London, W8 4BH



DESCRIPTION:

An exceptional one-bedroom flat situated on the raised ground floor of a grand Victorian building. The property has a fabulous reception room with a 14' ceiling height and a bay window with oblique views of Kensington Gardens. There are stairs up to a useful mezzanine level which could be used as a study or as further reception space. There is a well-equipped separate kitchen, a double bedroom and a modern shower room.

De Vere Gardens is a quiet and prestigious street which has the green open spaces of Kensington Gardens at the end of the road and is also only a few minutes' walk from Kensington High Street with its many excellent shops, restaurants and transport facilities.

ACCOMMODATION:

Entrance Hall | Reception Room | Mezzanine | Kitchen | Bedroom | Shower Room

LOCAL AUTHORITY:

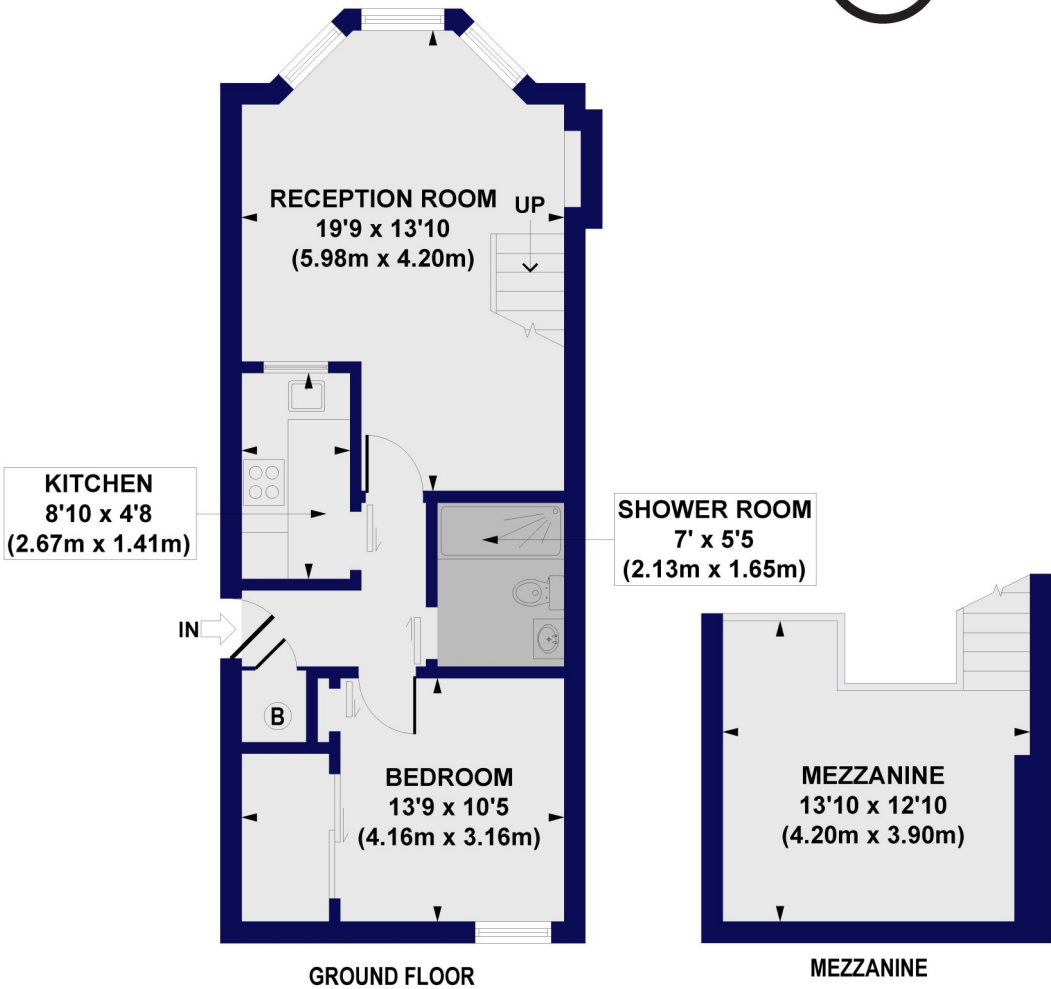
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Gloucester Road



De Vere Gardens, W8
Approx. Gross Internal Floor Area 670 sq. ft / 62.19 sq. m



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease: 142 Years Remaining
Ground Rent: None
Service Charge: £3,659.64 per annum
Council tax band: F