



**VICARAGE COURT, VICARAGE GATE, W8**  
**£480,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED STUDIO FLAT SITUATED ON THE THIRD FLOOR (WITH LIFTS) OF A VERY WELL MAINTAINED PORTERED BLOCK.**

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## **DESCRIPTION:**

A beautifully presented studio flat situated on the third floor (with lifts) of a very well maintained portered block. The flat has attractive views over a quiet tree lined cul de sac. The accommodation consists of an entrance hall, studio room with wooden floor and two sets of casement windows, separate modern kitchen and a stylish bathroom.

Vicarage Gate is situated off Kensington Church Street and is therefore close to both Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. Both Kensington Gardens and Holland Park are also within easy walking distance.

## **ACCOMMODATION:**

Entrance Hall | Studio Room | Kitchen | Bathroom | Lifts | Porterage

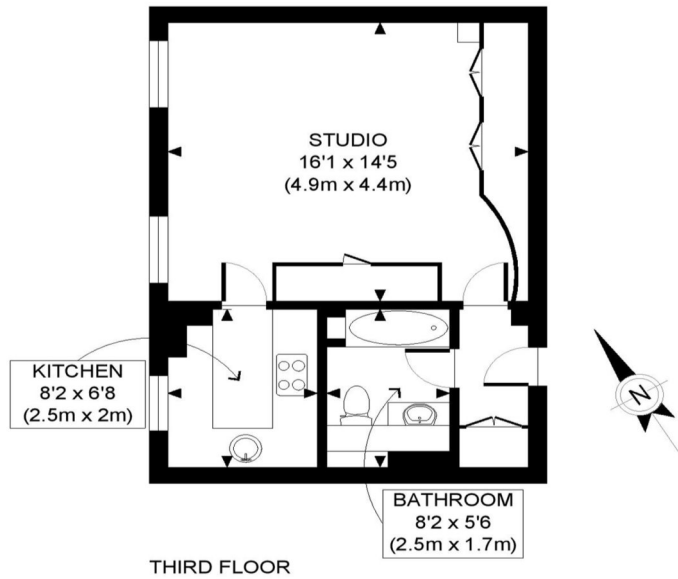
## **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

## **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Notting Hill Gate





APPROX. GROSS INTERNAL FLOOR AREA: 372 SQ FT/ 35 SQM

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**PROPERTY PHOTO PLANS**  
THE STEP SHOP FOR PROPERTY MARKETERS

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.

**Lease:** 89 years remaining  
**Ground Rent:** TBC  
**Service Charge:** TBC  
**Council tax band:** D

*Please note all figures are approximate*

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