



GLOUCESTER WALK, W8
£1,200,000 LEASEHOLD

A CLASSIC AND WELL-PRESENTED TWO BEDROOM FLAT SITUATED ON THE FIRST FLOOR OF A VICTORIAN TERRACED HOUSE WITH ACCESS TO EXTENSIVE AND ATTRACTIVE COMMUNAL GARDENS TO THE REAR.

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Winkworth

for every step...



DESCRIPTION:

A classic and well-presented two bedroom flat situated on the first floor of a Victorian terraced house with access to extensive and attractive communal gardens to the rear. The accommodation consists of a south facing reception room with high ceilings and a bay window, open plan kitchen, double bedroom with en suite bathroom, further bedroom and a shower room.

Gloucester Walk is a sought address situated off Kensington Church Street and in the heart of The Royal Borough of Kensington & Chelsea and close to the excellent shops, restaurants and transport facilities of Kensington High Street and Notting Hill Gate. As well as the superb private communal gardens the green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Open Plan Kitchen | Principal Bedroom With En Suite Bathroom | Further Bedroom | Shower Room | Access to Communal Gardens

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate

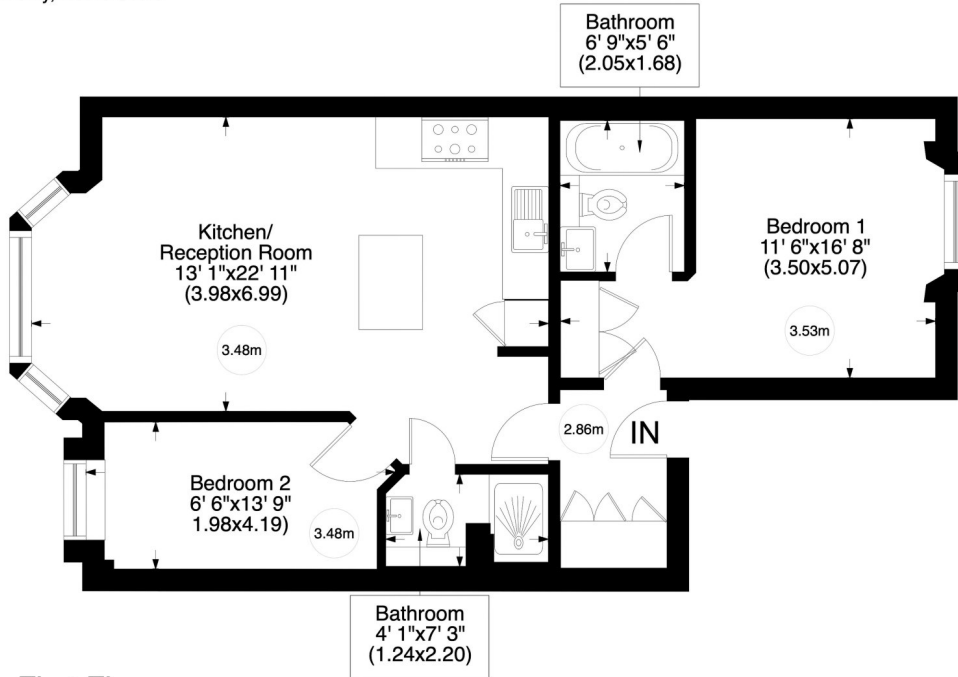


Gloucester Walk W8

Gross internal area (approx.)

62 Sq m (669 Sq ft)

For identification only, Not to Scale



First Floor

www.WilliamSalisbury.Photography

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	82
EU Directive 2002/91/EC			

Lease: 146 years remaining
Ground Rent: £600 per annum
Service Charge: £2,700 per annum
Council tax band: G

Please note all figures are approximate

