



VICARAGE GATE, W8
£545,000 LEASEHOLD

**AN IMMACULATE ONE BEDROOM FLAT SITUATED ON THE
GROUND FLOOR OF A WELL MAINTAINED PORTERED BLOCK.**

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DESCRIPTION:

An immaculate one bedroom flat situated on the ground floor of a well maintained portered block. Accommodation includes a reception room with wood flooring, a separate fully fitted kitchen, double bedroom and a modern shower room. The property is offered with a new 125 year lease.

Vicarage Gate is situated just off Kensington Church Street and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

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

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate





Vicarage Court

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft

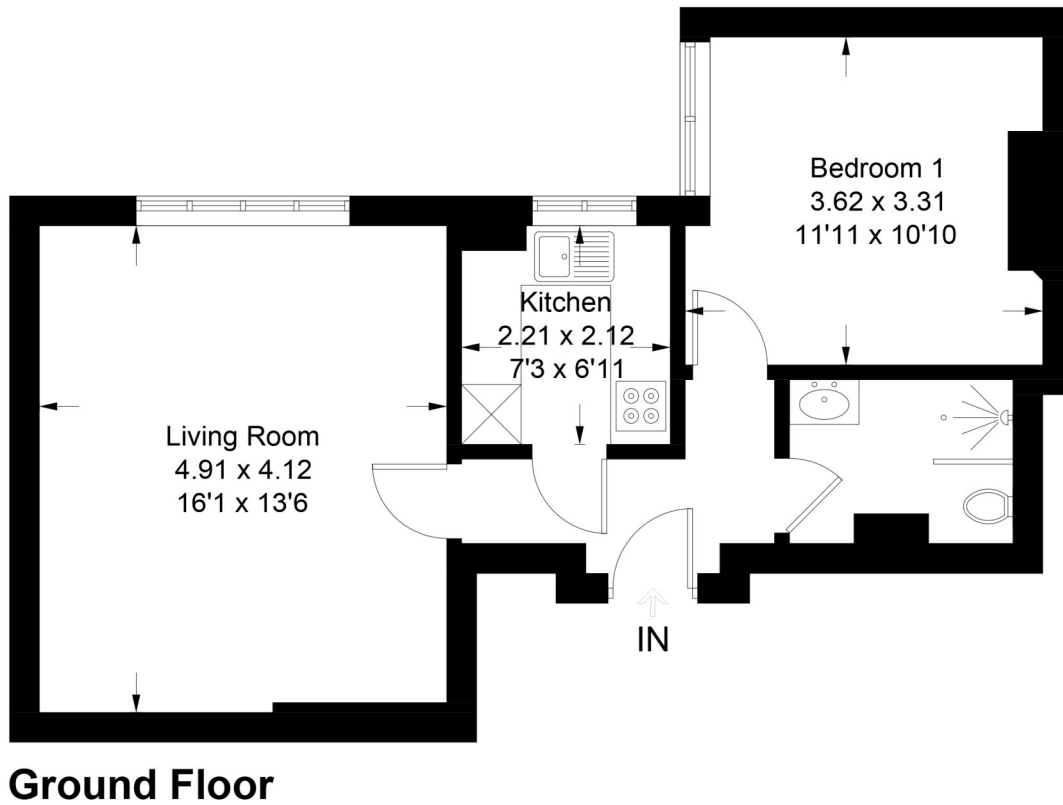


Illustration for identification purposes only, measurements are approximate, not to scale. (ID807720)

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		79	81
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: new 125-year lease
Ground Rent: none
Service Charge: £5,769.88 per annum
Council tax band: D

Please note all figures are approximate

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