



VICARAGE COURT, VICARAGE GATE, W8
£975,000 LEASEHOLD

A SPACIOUS AND RECENTLY REFURBISHED TWO BEDROOM FLAT (1085 SQ FT/101 SQ M) SITUATED ON THE LOWER GROUND FLOOR OF A WELL MAINTAINED PORTERED BLOCK.

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118 Kensington Church Street, Kensington, London, W8 4BH



DESCRIPTION:

A spacious and recently refurbished two bedroom flat situated on the lower ground floor of a well maintained portered block. The property has a large reception room with wooden floors and a modern open plan kitchen. There are two double bedrooms, two shower rooms (one en suite) and a utility 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 | Open Plan Kitchen | Two Double Bedrooms | Two Shower Rooms (One En Suite) | Utility Room | Portorage

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

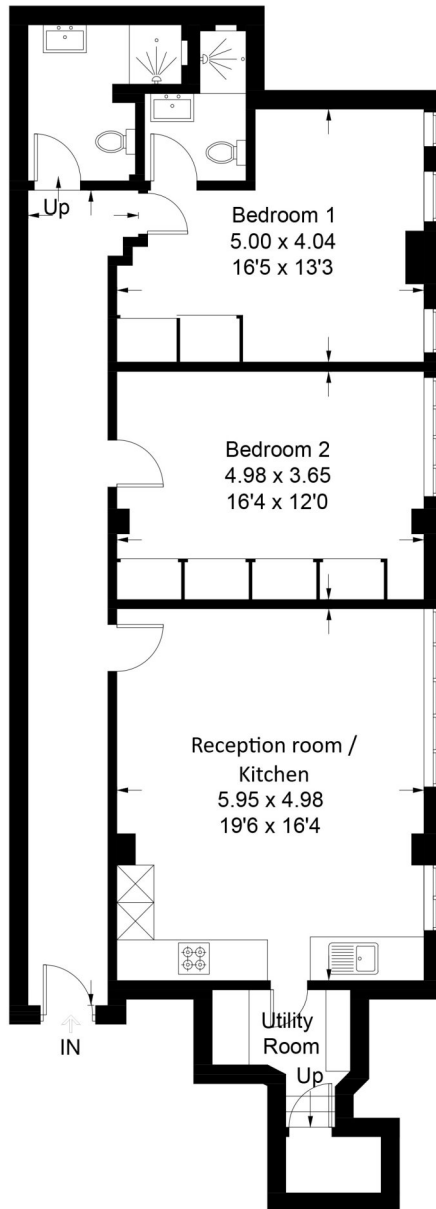
NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate



Vicarage Court

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft



Basement

Illustration for identification purposes only,

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 | 69 | 76 |
| (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: £5,916.98 per annum incl. hot water and central heating

Council tax band: D

Please note all figures are approximate

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