



**KENSINGTON HEIGHTS, CAMPDEN HILL ROAD, W8**  
**£1,100,000 SHARE OF FREEHOLD**

**A MUCH LARGER THAN AVERAGE ONE BEDROOM APARTMENT, WITH EXCEPTIONAL VIEWS, SITUATED ON THE FOURTH FLOOR (WITH LIFT) OF A VERY WELL MANAGED MODERN PORTERED BLOCK.**

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## **DESCRIPTION:**

A much larger than average one bedroom apartment, with exceptional views, situated on the fourth floor (with lift) of a very well managed modern portered block. The flat was originally a two bedroom apartment and could be easily altered back to its original layout. The property currently has a very large reception room with a glazed sliding door to an amazing balcony with panoramic views over London. There is also a separate kitchen, large double bedroom, en suite bathroom and a further shower room. The property also has a secure underground parking space.

Kensington Heights is located at the top of Campden Hill Road which runs between Kensington High Street and Notting Hill Gate with their many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

## **ACCOMMODATION:**

Entrance Hall | Reception Room | Balcony | Kitchen | Bedroom | En Suite Bathroom | Shower Room | Secure Underground Parking Space | Lift | Porters

## **LOCAL AUTHORITY:**

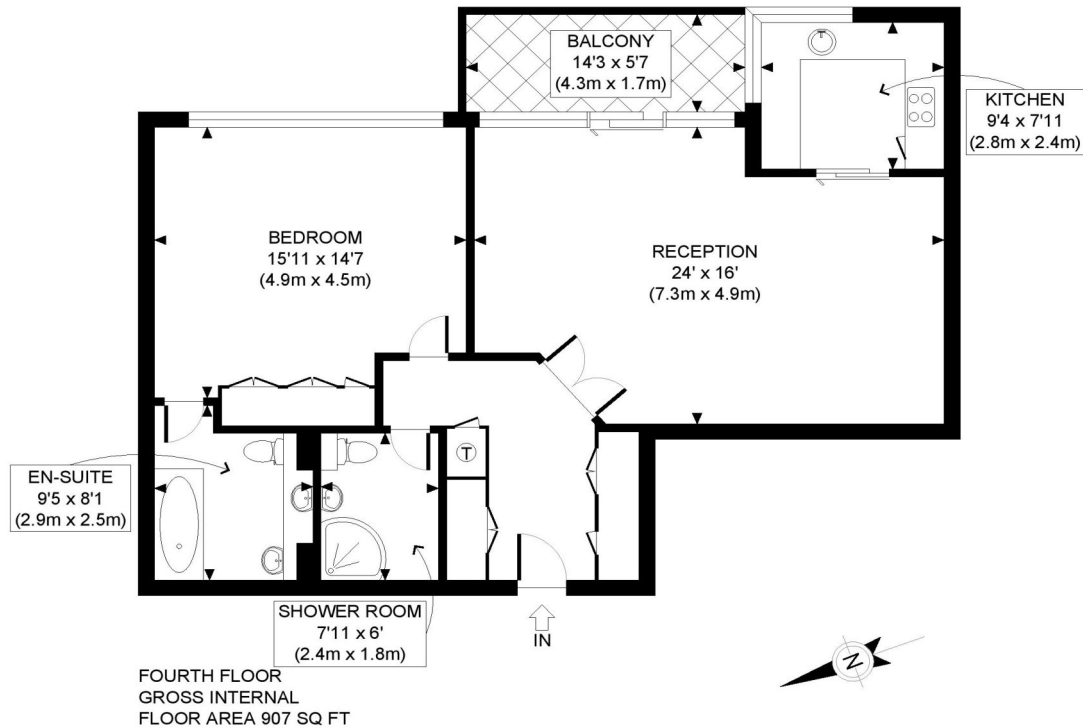
The Royal Borough of Kensington & Chelsea

## **NEAREST PUBLIC TRANSPORT:**

Notting Hill Gate  
Holland Park  
High Street Kensington







APPROX. GROSS INTERNAL FLOOR AREA: 907 SQ FT/ 84 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

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             | 71 C    | 81 B      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Lease:** 984 years remaining

**Ground Rent:** None

**Service Charge:** £8,280 per annum (including reserve fund contributions)

**Council tax band:** G

*Please note all figures are approximate*

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