



VICARAGE COURT, VICARAGE GATE, W8
£925,000 LEASEHOLD

A BRIGHT WEST FACING TWO BEDROOM FLAT SITUATED ON THE FIFTH FLOOR (WITH LIFTS) OF A WELL MAINTAINED PORTERED BLOCK IN THE HEART OF KENSINGTON.

Kensington | 020 7727 1500
118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A bright west facing two bedroom flat situated on the fifth floor (with lifts) of a well maintained portered block in the heart of Kensington. Accommodation consists of a reception room with dual aspect and with views over St Mary Abbots Church, separate kitchen, two double bedrooms and a shared bathroom. The flat is to be sold 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 | Separate Kitchen | Two Double Bedrooms | Bathroom | Porters | Lifts

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

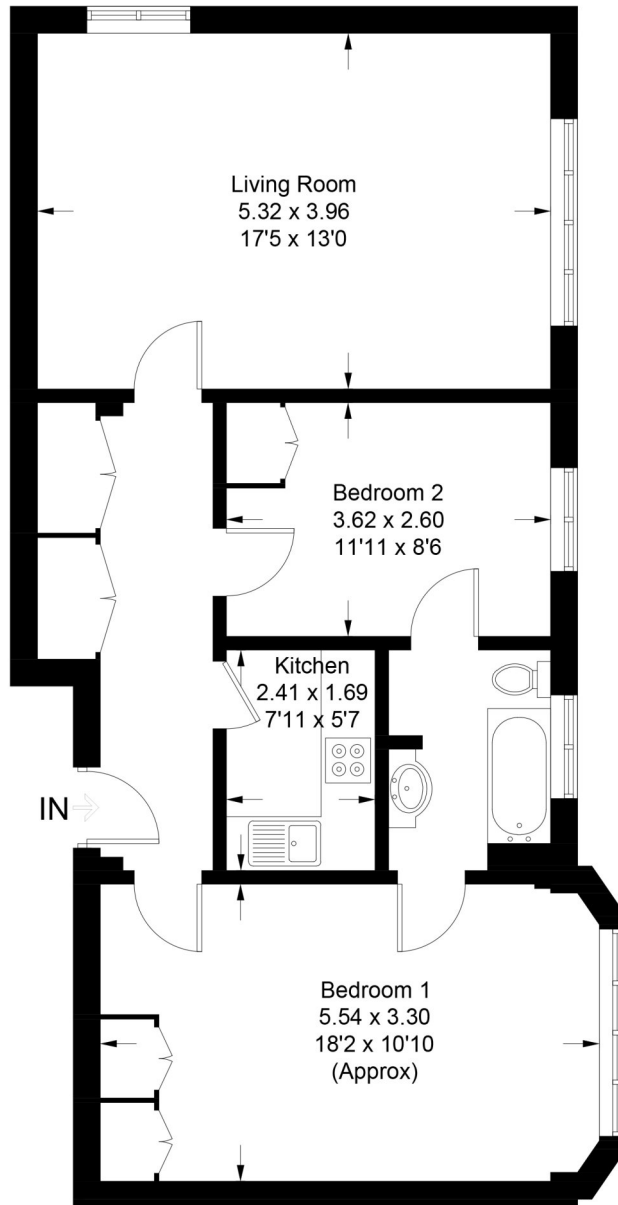
High Street Kensington
Notting Hill Gate





Vicarage Court

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID695498)

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
<small>Very energy efficient - lower running costs</small>			
(92)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease: new 125-year Lease
Ground Rent: none
Service Charge: £7396.24 per annum including hot water and central heating
Council tax band: G

Please note all figures are approximate

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