



PARK CLOSE, W14
£1,195,000 SHARE OF FREEHOLD

A WELL PRESENTED TWO BEDROOM APARTMENT SITUATED ON THE 7TH FLOOR (WITH LIFT) OF A MODERN PORTERED BLOCK. THE APARTMENT HAS LONG VIEWS OVER HOLLAND PARK AND THE ROOFTOPS OF KENSINGTON.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk
118 Kensington Church Street, London, W8 4BH



DESCRIPTION:

A well presented two bedroom apartment situated on the 7th floor (with lift) of a modern portered block. The apartment has long views over Holland Park and the rooftops of Kensington. Accommodation consists of a triple aspect 24' reception room, separate kitchen, two double bedrooms, bathroom and a separate WC.

Park Close is private road (with first come/first served parking) situated off Ilchester Place which is close to the many excellent shops, restaurants and transport facilities on Kensington High Street. The green open spaces of Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Bathroom | Separate WC | Lift | Porter | First Come First Served Off Street Parking

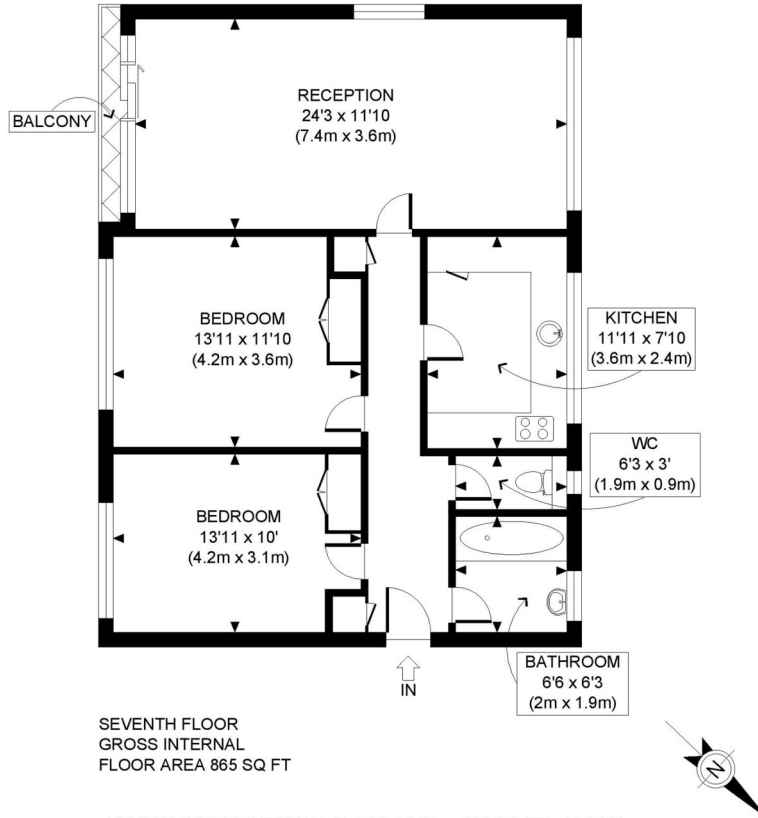
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Holland Park
High Street Kensington
Kensington Olympia





Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE TOP SHOP FOR PROPERTY PHOTOGRAPHERS

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		69	76
EU Directive 2002/91/EC			

Lease: 981 years remaining
Ground Rent: None
Service Charge: TBC
Sinking Fund: TBC
Council tax band: G

Please note all figures are approximate

Winkworth