



**PACKENHAM HOUSE, LONDON, W10**  
**£500,000 LEASEHOLD**

## **A STUNNING ONE BEDROOM PROPERTY WITH BALCONY MOMENTS FROM LATIMER ROAD UNDERGROUND STATION**

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## DESCRIPTION:

A stunning modern one bedroom property located on the second floor with a lift. The flat has been recently refurbished and is set in a superb location between Notting Hill and Holland Park. The property boasts a bright and spacious reception room with a modern open-plan kitchen flooded in natural light. There is also a private balcony. The double bedroom has a vast amount of space for storage and there is a separate contemporary bathroom as well.

North Kensington offers a fine range of local amenities including restaurants, bars, coffee houses, an eclectic mix of independent shops and boutiques, Westfield shopping centre and excellent public transport links with good bus and London Underground and Overground services. The property is a few minutes away from Latimer Road Tube Station.

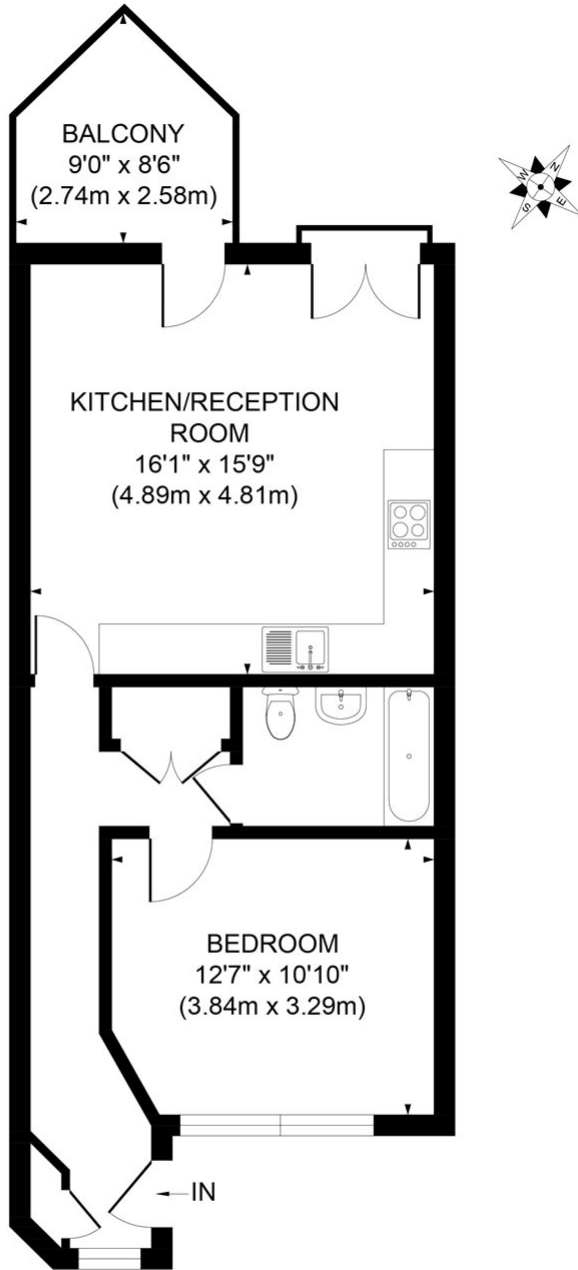
## AT A GLANCE

- Second Floor
- Large one Bedroom Flat
- Modern Décor
- Large Balcony
- Fully Fitted Kitchen]
- Lift
- Fantastic Location
- Minutes from Latimer Road Tube
- EPC Rating B









**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 549 SQ. FT / 50.99 SQ. M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

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)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 115 year and 10 months

**Service Charge:** £2400 per annum

**Ground Rent:** £ 300 Annually

**Council Tax Band:** RBKC Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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