



**VICARAGE COURT, W8**  
**£895,000 LEASEHOLD**

**A BRIGHT TWO BEDROOM APARTMENT WITH ROOF TOP VIEWS  
SITUATED ON THE 7TH FLOOR (WITH LIFTS) OF A WELL MAINTAINED  
PORTERED BLOCK IN CENTRAL LOCATION OFF KENSINGTON CHURCH  
STREET.**

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### **DESCRIPTION:**

A bright two bedroom apartment with roof top views situated on the 7th floor (with lifts) of a well maintained portered block in central location off Kensington Church Street. The flat has a west facing reception room, separate kitchen, two double bedrooms and a 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.

### **ACCOMODATION:**

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Bathroom | Lifts | Porterage

### **LOCAL AUTHORITY:**

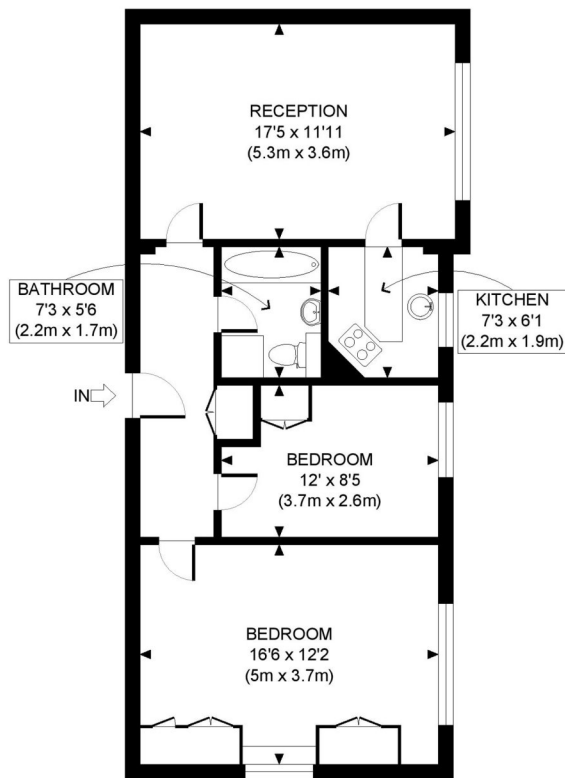
The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Notting Hill Gate







SEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 687 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 687 SQ FT/ 64 SQM

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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**  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	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:** £7,396.24 per annum  
**Council tax band:** F

*Please note all figures are approximate*

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