



WARWICK GARDENS, W14
£625,000 SHARE OF FREEHOLD

A BRIGHT TWO BEDROOM FLAT SITUATED ON THE SECOND FLOOR OF A VICTORIAN TERRACED HOUSE.

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DESCRIPTION:

A bright two bedroom flat situated on the second floor of a Victorian terraced house. The flat has a reception room with two large sash windows overlooking Warwick Gardens, a semi recessed kitchen, two double bedrooms situated quietly to the rear of the flat and a bathroom.

Warwick Gardens is an attractive tree lined one way street situated off Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of Holland Park are also within easy walking distance. The street closes to through traffic between 10.30 pm and 7.00 am (although there are other indirect routes available).

ACCOMMODATION:

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

LOCAL AUTHORITY:

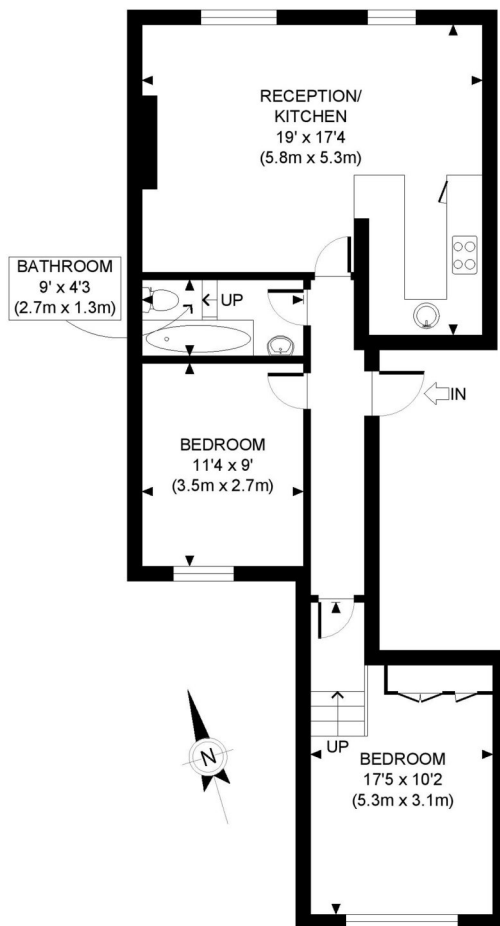
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Earls Court







SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 648 SQ FT/ 60 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.

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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		74	82
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold plus Lease of 125 years from 25th December 1995
Ground Rent: None
Service Charge: £3,269.12 per annum
Council tax band: E

Please note all figures are approximate

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