



STAFFORD TERRACE, W8
£2,950,000 SHARE OF FREEHOLD

AN EXCEPTIONAL AND RARE LATERAL FIRST FLOOR THREE-BEDROOM APARTMENT SITUATED ACROSS TWO BROAD VICTORIAN TERRACED HOUSES IN THE HEART OF THE SOUGHT AFTER PHILLIMORE ESTATE.

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DESCRIPTION:

An exceptional and rare lateral first floor three-bedroom apartment situated across two broad Victorian terraced houses in the heart of the sought after Phillimore Estate. The property has large windows, high ceilings and is beautifully presented. There is excellent entertaining space with a large reception room interconnecting with a charming kitchen/dining room. The principal bedroom has an elegant en suite bathroom, and the two other bedrooms are served by a modern shower room.

Stafford Terrace is an attractive street of grand terraced houses and is close to Kensington High Street with its many excellent shops, restaurants and transport facilities. Kensington Gardens and Holland Park are also both within easy walking distance. The nearest underground stations are Kensington High Street (District and Circle lines) and Earls Court (District and Piccadilly lines).

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen/Dining Room | Three Bedrooms | En suite Bathroom | Shower Room

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate





Approximate Gross Internal Area :- 132 sq m / 1421 sq ft

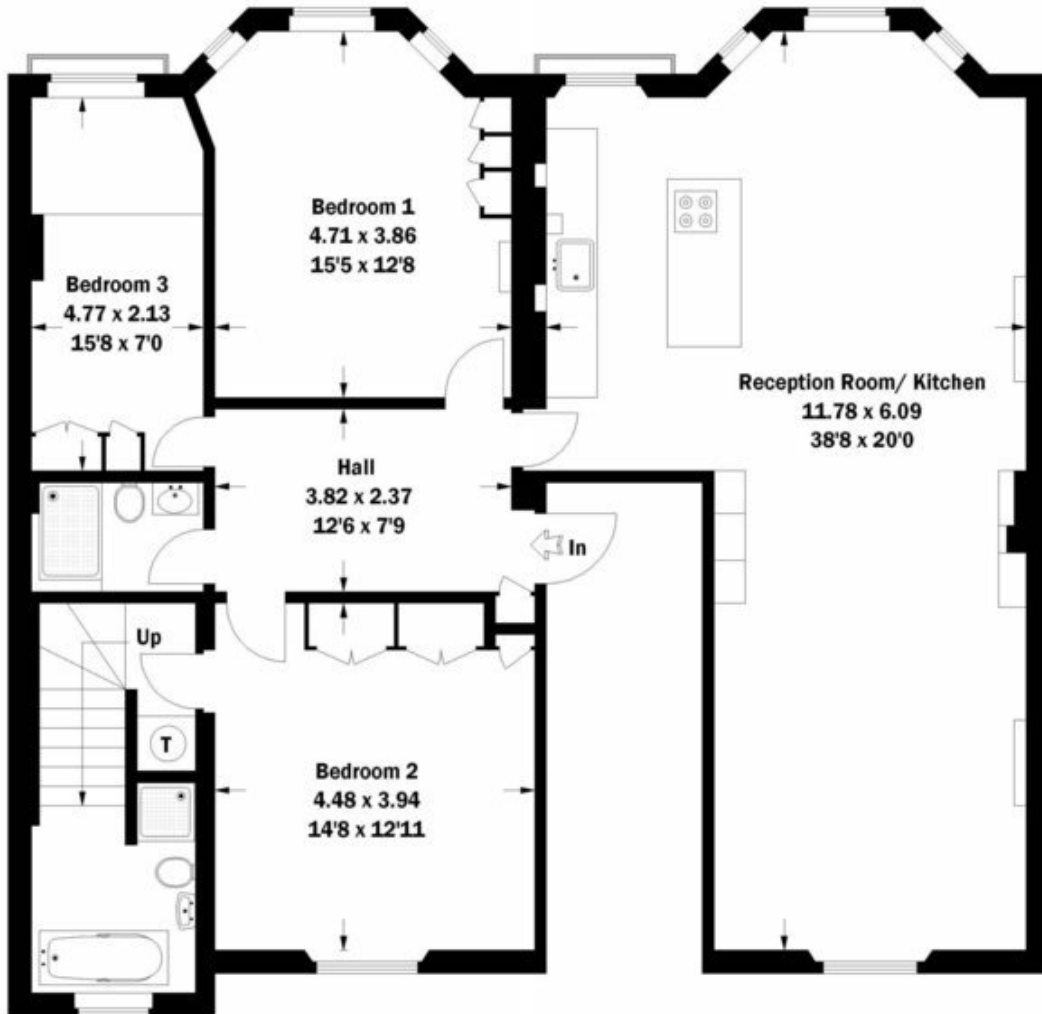


Illustration for Identification Purposes Only. Not to Scale.

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	75	83
(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	

Lease: 991 years remaining
 Ground Rent: TBC
 Service Charge: £8,992 per annum
 Council tax band: H

Please note all figures are approximate

