



GORDON PLACE, W8
£2,500,000 FREEHOLD

**A CHARMING THREE BEDROOM VICTORIAN TERRACED HOUSE
LOCATED IN AN IDYLIC AND VERDANT CUL DE SAC IN THE
HEART OF KENSINGTON.**

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118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A charming three bedroom Victorian terraced house located in an idyllic and verdant cul de sac in the heart of Kensington. This flat fronted house is set behind an attractive front garden. Accommodation includes double reception room which leads to a bright kitchen/dining room. There are three double bedrooms, bathroom, shower room and utility room on the floors above. The property is now in need of refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste.

Gordon Place is situated within the Royal Borough of Kensington and Chelsea and is located off Kensington Church Street and thereby 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.

ACCOMMODATION:

Double Reception Room | Kitchen/Dining Room | Three Double Bedrooms | Bathroom | Shower Room | Utility | Garden

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

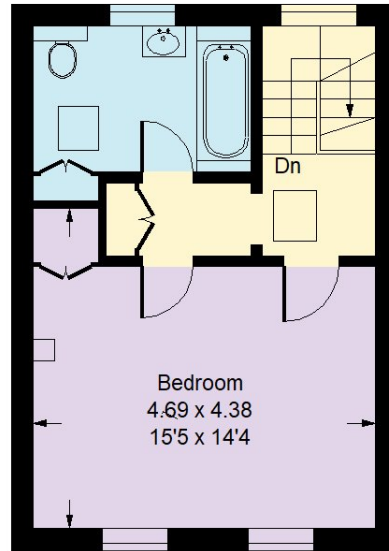
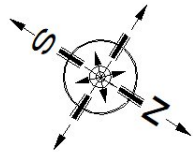
NEAREST PUBLIC TRANSPORT:

High Street Kensington
Notting Hill Gate

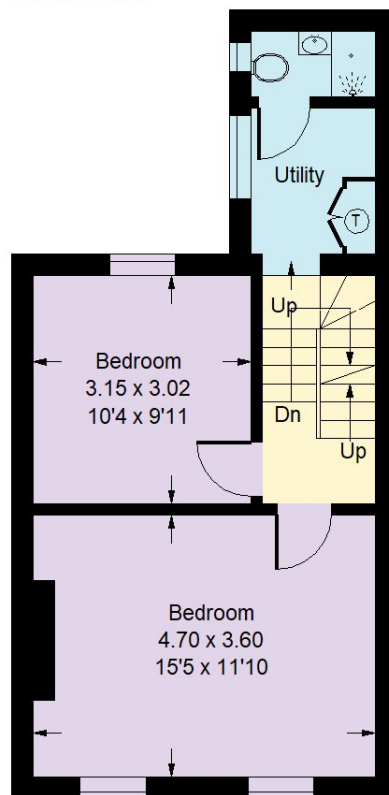
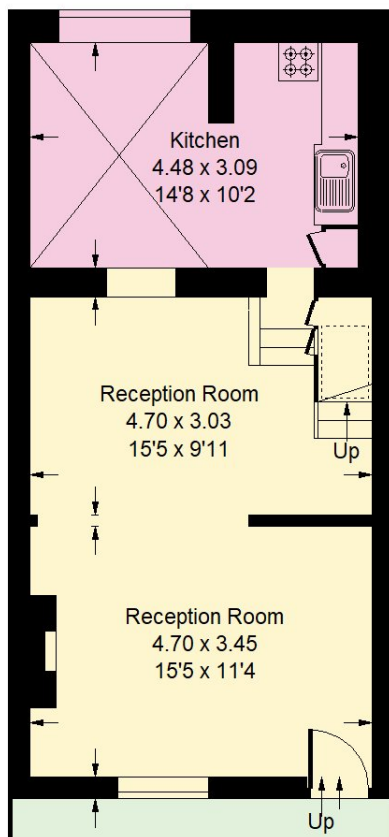


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Approx. Gross Internal Area
117.5 sq m / 1265 sq ft



Second Floor



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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Council tax band: H

Please note all figures are approximate

