



HAMILTON HOUSE, VICARAGE GATE, W8

£1,850,000

THREE BEDROOM APARTMENT WITH AMAZING VIEWS

An exceptionally bright and spacious 2nd floor flat (with lift) in a well maintained portered block in a quiet cul-de-sac, off Kensington Church Street. The flat is decorated neutrally with wood floors throughout and full-height windows in the double reception room ensure there is an abundance of natural light. The south/west facing private sizeable balcony overlooks the communal gardens and enjoys views over Kensington.

The master bedroom has an en-suite bathroom. There are two further double bedrooms. The kitchen is spacious with fully integrated appliances. 1,060 sq ft.

Vicarage Gate is positioned perfectly to enjoy the best of London's royal parks, with quiet, tree-lined roads and unique architectural heritage. The open spaces around world-famous Kensington Palace are just a few minutes' walk away, while the area enjoys excellent shopping facilities (Kensington High Street and nearby Knightsbridge) and transport links.

Bedrooms	3
Bathrooms	2
Surface	1060 sqft
Tenure	Leasehold plus share of Freehold
Outdoor Space	Balcony
Parking	Garage

Entrance Hall, Large Reception Room With Dining Area, Fully Fitted Kitchen, Master Bedroom With En-Suite Bathroom, 2nd Double Bedroom, Family Bathroom, One Further Bedroom/Study, South-West Facing Balcony, Direct Lift Access, Porter, Lock Up Garage, Communal Gardens.

Chelsea Office

10, Hollywood Road
London SW10 9HY

Knightsbridge Office

55, Beauchamp Place
London SW3 1NY

Contacts

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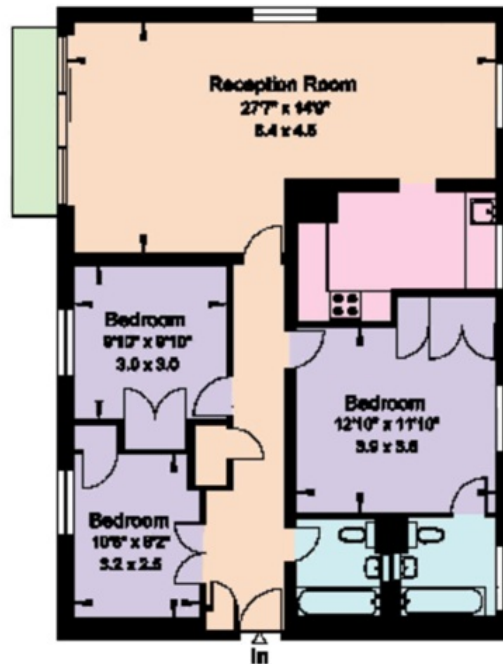


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**Hamilton House
Vicarage Gate
London W8**

Gross Internal Area = 98 sq. metres
1060 sq. feet



Second Floor

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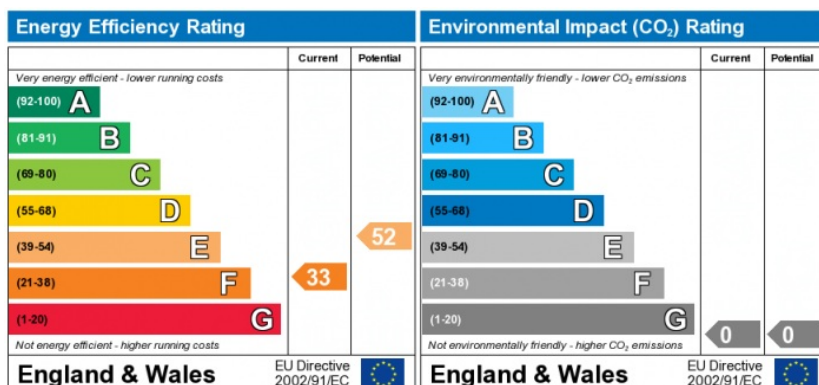
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

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