



133 KENSINGTON CHURCH STREET

KENSINGTON W8



GALLERY/SHOP

The gallery frontage comprises a single glazed panel flanked by the gallery door and private access to the upper maisonette. The split level, ground floor gallery is open plan and broadens at the rear, with a glazed galleried area overlooking a double height staircase.

The lower floor is also fitted as an open plan gallery space with wall mounted sliding display units and vaulted storage areas to the front. An ancillary kitchenette and W/C are to the rear, which provide access to a small court yard. The ceiling height is good throughout and the fit out with tiled flooring is finished to a high standard.

LOCATION

The building fronts onto Kensington Church Street close to Notting Hill Gate and is positioned one shop in from the junction with Kensington Church Street and Peel Street. Kensington Church Street is noted for its galleries and antique shops, other neighbouring arts businesses include, Patrick Sandberg, Butchoff, Tempus Antiques, Howard Walwyn and Sphinx Fine Art.

There are also a number of noted restaurants and pubs including Clark's, The Kensington Wine Rooms, Kensington Place and The Churchill Arms. Public transport is accessed via buses on Kensington Church Street and Notting Hill Gate, together with Notting Hill Gate tube station (Central, District & Circle lines).





UPPER MAISONETTE

A fully refurbished maisonette arranged over the first and second floors of this Victorian terraced building. The full width reception room is positioned to the front of the first floor, with a cloakroom and study opposing the centrally placed staircase beyond, the kitchen / dining room is to the rear.

A full width master bedroom is at the front of the building, with the bathroom, second bedroom and en-suite guest shower room to the rear. A 20ft roof terrace occupies the roof space over the rear edition, which is accessed via the guest bedroom. The decor is contemporary in style with off white walls and neutral fixtures and fittings in the kitchen and bathrooms.

AMENITIES

UPPER MAISONETTE:

- Master Bedroom
- Second Bedroom
- Reception Room
- Kitchen Dining Room
- Bathroom
- Ensuite Shower Room (2nd bedroom)
- Cloakroom
- Roof Terrace

GALLERY / SHOP:

- Glazed Frontage
- Gallery Fit Out
- High Ceilings
- Kitchenette
- W/C



PROPERTY DETAILS

KENSINGTON W8

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

GALLERY / SHOP AMENITIES:

GLAZED FRONTAGE, GALLERY FIT OUT, HIGH CEILINGS, KITCHENETTE, W/C.

LOWER GROUND: 40.7 SQ M / 438 SQ FT APPROX.

GROUND: 37.4 SQ M / 403 SQ FT APPROX.

TOTAL: 78.1 SQ M / 841 SQ FT APPROX.

UPPER MAISONETTE:

MASTER BEDROOM, SECOND BEDROOM, RECEPTION ROOM, KITCHEN/DINING ROOM, BATHROOM, ENSUITE SHOWER ROOM (2ND BEDROOM), CLOAKROOM, ROOF TERRACE.

1ST & 2ND FLOORS: 87.3 SQ M / 939 SQ FT APPROX.

TERRACE: 15.5 SQ M / 167 SQ FT APPROX.

TOTAL: 102.8 SQ M / 1,106 SQ FT APPROX.

PRICE: £2,695,000

(SUBJECT TO CONTRACT)

TENURE: FREEHOLD

RATEABLE VALUE

£19,000 PER ANNUM

(ROYAL BOROUGH KENSINGTON & CHELSEA)

RATES PAYABLE

£9,196 PER ANNUM

NB: WE STRONGLY RECOMMEND THAT YOU CONFIRM THE FIGURES ABOVE WITH THE ROYAL BOROUGH OF KENSINGTON & CHELSEA'S VALUATION OFFICE AGENCY BY CALLING **03000 501 501**.

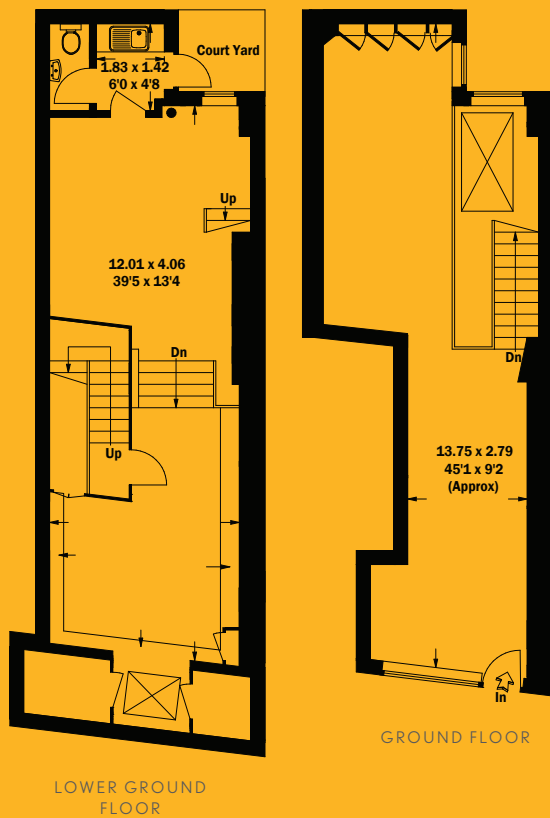
LEGAL COSTS

EACH PARTY IS TO BEAR THEIR OWN LEGAL COSTS.

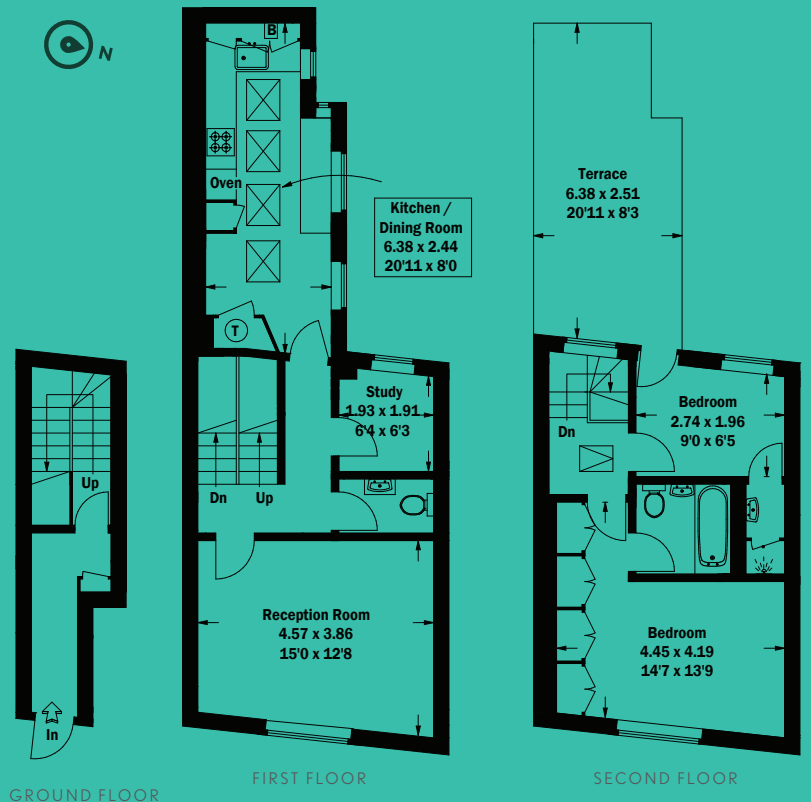
VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS BECTIVE COMMERCIAL.

GALLERY/SHOP



UPPER MAISONETTE



COMMERCIAL

T 020 7985 0715

126 LADBROKE GROVE LONDON W10 5NE

E COMMERCIAL@BECTIVE.CO.UK

WWW.BECTIVE.CO.UK

BECTIVE
-LESLIE MARSH-