



## 59 Kensington Place, London, W8 7PR

Asking price £2,050,000

Edward Taub are proud to bring to the property market this three double bedroom townhouse superbly situated adjacent to Fox Primary School benefitting from a south facing garden and a secure gated parking space.

Spread over four floors, the well proportioned accommodation comprises a bright open plan reception room with double doors onto the paved patio garden. There is a spacious newly fitted kitchen dining room on the lower ground floor with a useful utility room and separate pantry.

On the upper floors, there are three double bedrooms (the master en-suite with a roof terrace) and a family bathroom. Other features include a guest cloakroom and an abundance of storage throughout.

Kensington Place lies between Campden Hill Road and Kensington Church Street and is therefore ideally located for the shopping, leisure and transport amenities both Notting Hill Gate and Kensington have to offer. Meanwhile the green spaces of Kensington Gardens and Holland Park are within easy reach.

Agent Note: There is a small maintenance charge for the gated parking space, details available upon request.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

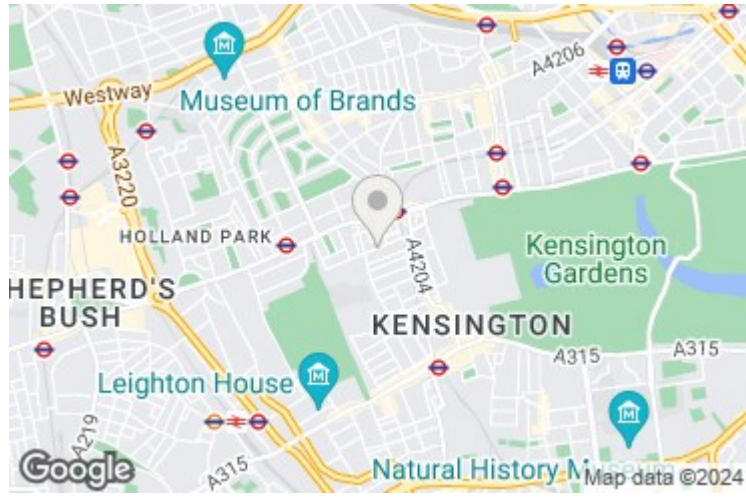
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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