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CHENISTON GARDENS, KENSINGTON, LONDON, W8 6TQ



PRICE....£899,950....SHARE OF FREEHOLD

This charming and bright two double bedroom top floor flat (621 sq. ft/57.1 sq. m) is presented in excellent condition throughout. A communal entrance and stairway lead to the second floor and there is internal stairs to the third floor landing, with a large skylight filling the area with natural light. The spacious lounge has a southerly aspect and a feature cast iron fireplace, and the contemporary kitchen has integrated appliances. The main bedroom offers attractive views of the surrounding area, bedroom two is 11' x 8' and there is a modern bathroom with a white suite. The property is offered with a share of the freehold and is ideally located on a quiet residential street within minutes' walk of Kensington High Street, offering a wide range of shopping facilities, restaurants and cafés and the Circle/District line train station. The beautiful open spaces of Kensington Gardens/Hyde Park and Holland Park are also within a half mile walk.

020 8866 0222









COUNCIL TAX

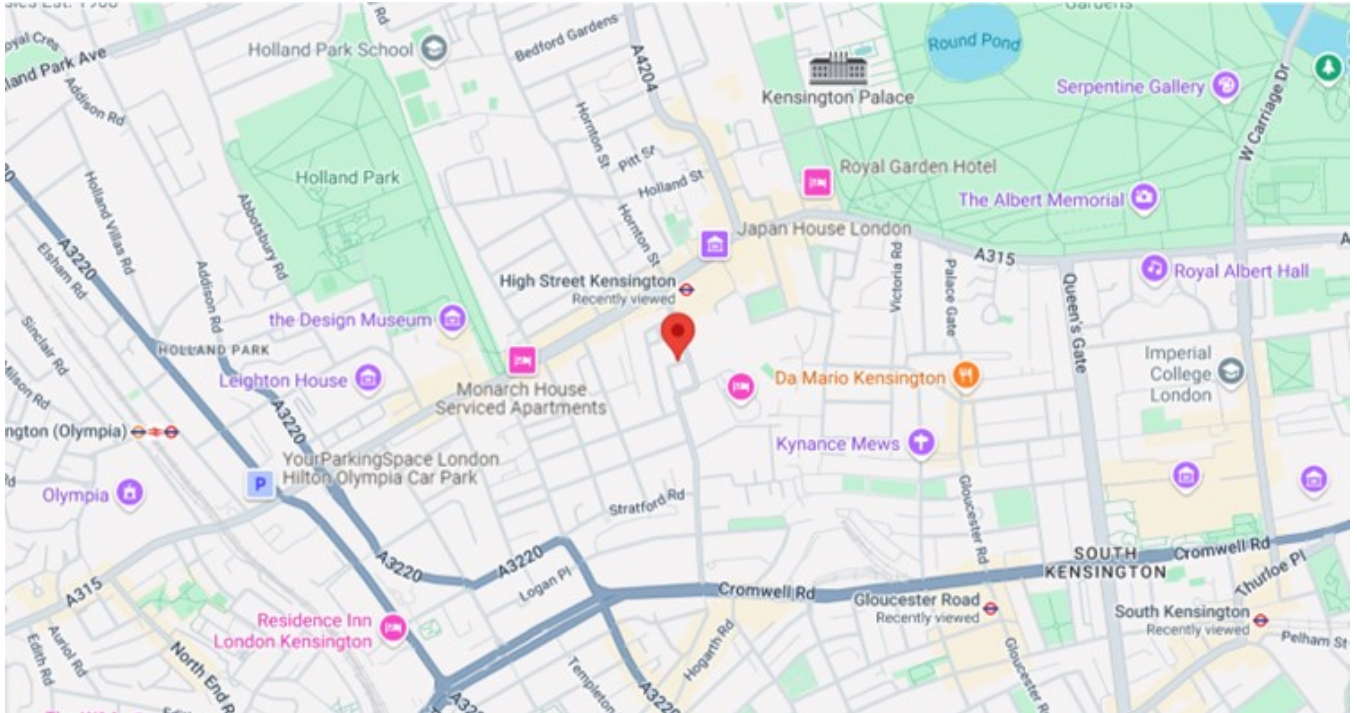
Royal Borough of Kensington & Chelsea - Band E - £1,918.23

LOCAL SCHOOLS

Thomas's Kensington - 0.22 Miles
Fox Primary School - 0.57 Miles
Ashbourne College - 0.27 Miles
Collingham - 0.54 Miles

LOCAL TRANSPORT

High Street Kensington Station (Circle/District Line) - 0.1 Miles



Energy Efficiency Rating

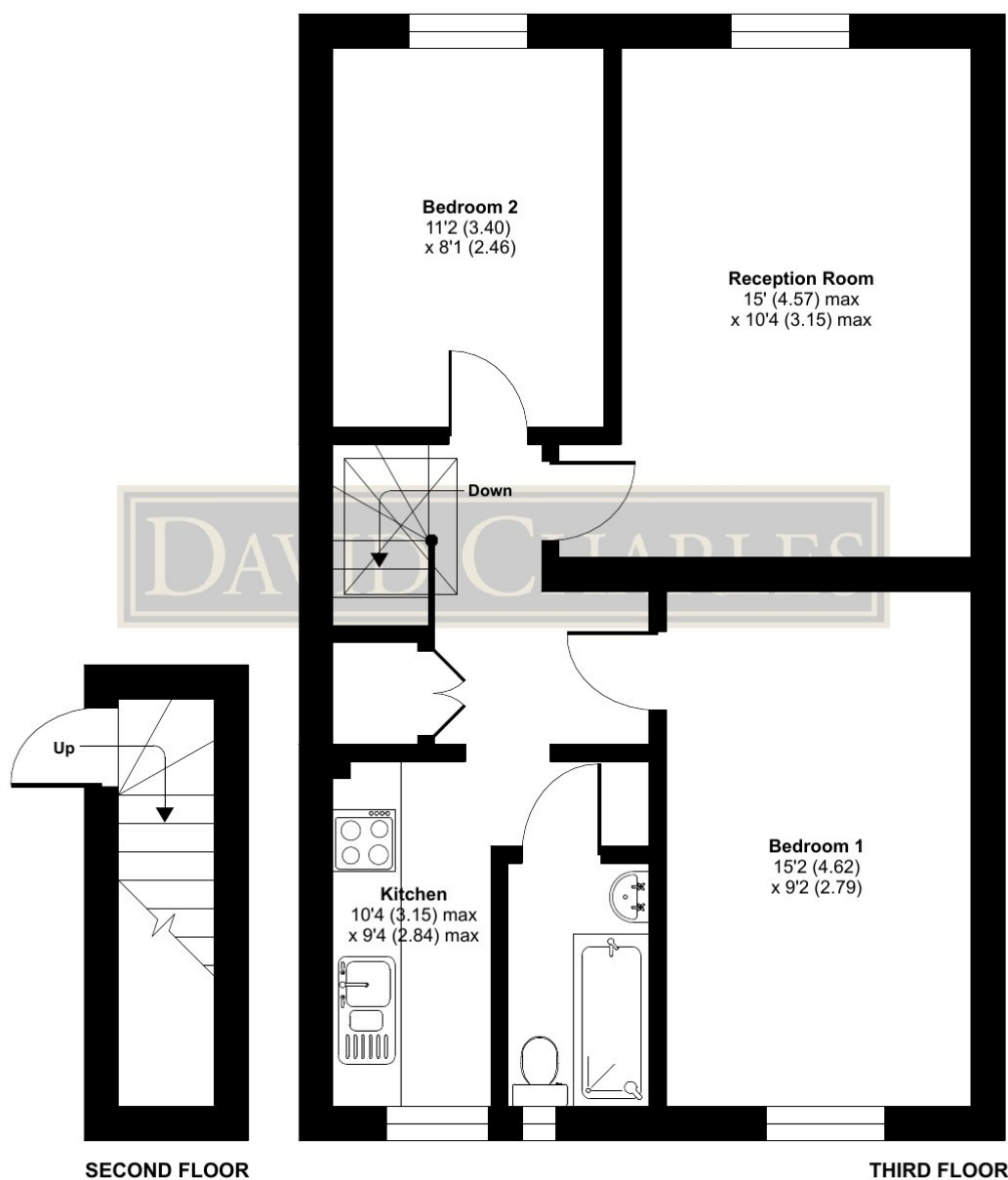
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Cheniston Gardens, London, W8

Approximate Area = 621 sq ft / 57.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David Charles. REF: 1257375

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.