



Campden Hill Road  
Kensington, W8

CHESTERTONS





A beautifully presented and spacious one double bedroom apartment with the benefit of its own private entrance and a wonderful roof terrace.

The apartment is set over the first and second floors of a period conversion and comprises a bright reception room with open plan kitchen, wooden flooring and two large sash windows, double bedroom with fitted cupboards and a smart en-suite shower room. A fix set of steps leads to the decked roof terrace. The apartment is also held on a new long lease.

This property is located within close distance to both Kensington High Street and Notting Hill Gate. The green spaces of Kensington Gardens and Holland Park are also nearby.

- Roof terrace
- Close to local amenities
- Easy access to transport
- Parks and green spaces nearby

Asking Price £825,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-80	C		76
45-61	D	62	
29-44	E		
13-28	F		
1-12	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 118 years 3 months  
**Service Charge:** £5,000 ( Plus a sinking fund of £1,000)  
**Ground Rent:** £0  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E

*Chestertons Kensington Sales*

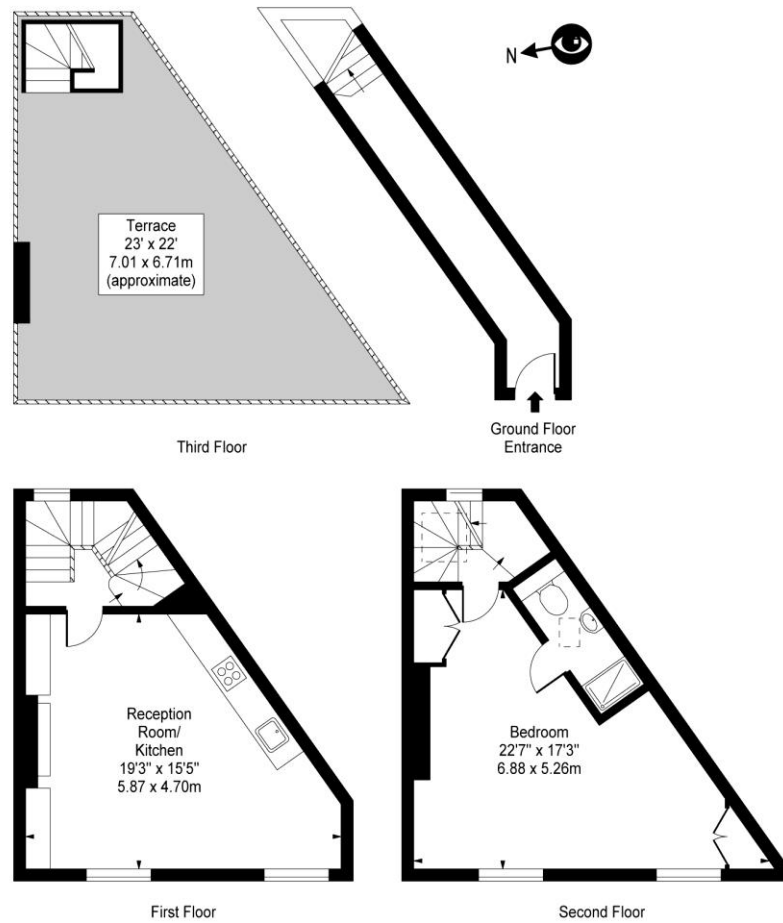
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Approx Gross Internal Area **725 Sq Ft - 67.35 Sq M**

For Illustration Purposes Only - Not To Scale  
Floor Plan by [www.bpmmediagroup.com](http://www.bpmmediagroup.com)  
Ref. No. P48327

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