



Kensington Church Street  
Kensington, W8

CHESTERTONS





Situated to the rear of the building with the added benefit of a private balcony, this apartment would make an ideal pied a terre or rental investment and comprises a spacious reception room with built in bookcase and access to the balcony, double bedroom, modern kitchen and smart bathroom. Additional benefits include lift access, a long lease and no onward chain.

This apartment is located just moments from Notting Hill Gate and it's many shops, restaurants and transport links and offers easy access to Kensington High Street, Portobello Road and the green open spaces of Hyde Park.

Offers in excess of  
£500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	77	83
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold 94 years 10 months

**Service Charge:** £2,080

**Ground Rent:** £50

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** NA

*Chestertons Kensington Sales*

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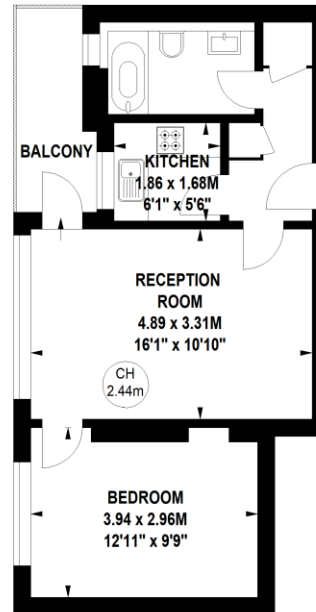
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# Kensington Church Street, W8

Approximate gross internal area

41.15 sq m / 443 sq ft

Key :  
CH - Ceiling Height



## Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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