



Lizmans Terrace  
Earls Court Road, W8









A stylish and substantial two double bedroom apartment, which was originally arranged as a three bedroom property. Located on the garden level of this desirable period building. Boasting its own private entrance, rear garden and side access ideal for bike enthusiasts.

The accommodation comprises an inviting entrance hall, guest cloakroom, master bedroom with en-suite bathroom & walk-in wardrobe, second double bedroom with en-suite shower room, separate kitchen, large reception which has direct access to the charming rear garden. Previously arranged as a three bedroom apartment there is an abundance of storage throughout the property.

Lizmans Terrace is ideally located to the local amenities of Stratford Village, while Kensington High Street, Earls Court and Gloucester Road with their excellent restaurant, transport and leisure facilities are within close proximity. The green open spaces of Holland Park & Kensington Gardens are also nearby.

- Two Double Bedrooms, One Bathroom, One Shower Room
- Separate Kitchen, Reception, Guest Cloakroom
- Private Garden, Own Private Entrance
- Separate Side Access Into Garden

Offers in excess of  
£950,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 80 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold 100 years remaining

**Service Charge:** £1,800 p.a

**Ground Rent:** £200 p.a

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** F

**Chestertons Kensington Sales**

116 Kensington High Street

London

W8 7RW

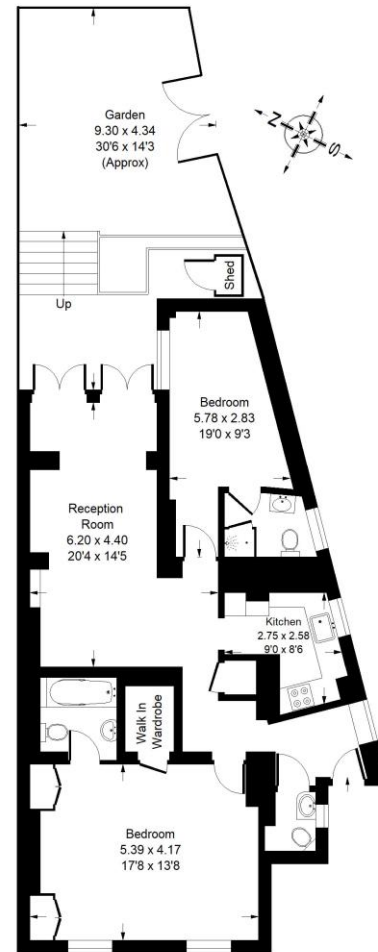
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## Lizmans Terrace, W8

Approx. Gross Internal Area  
89.5 sq m / 963 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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