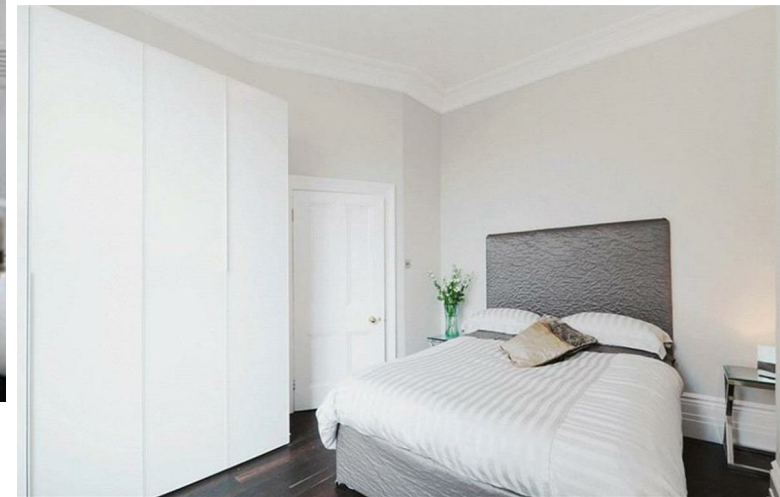




A SUPERB ONE BEDROOM FLAT WITH STUNNING TERRACE AND BAY WINDOW

AVAILABLE FROM 17TH JUNE 2024. A superb raised ground floor one bedroom apartment. Of particular note is the superb bay fronted reception room with lovely proportions and a the west facing roof terrace. Gordon Place is conveniently tucked away off Holland Street with its village atmosphere. Kensington Church Street and Kensington High Street with their numerous shops and restaurants are all within walking distance as are the open spaces of Kensington Gardens. NB: Photos are taken from occupant prior to the tenant exiting.





ACCOMMODATION

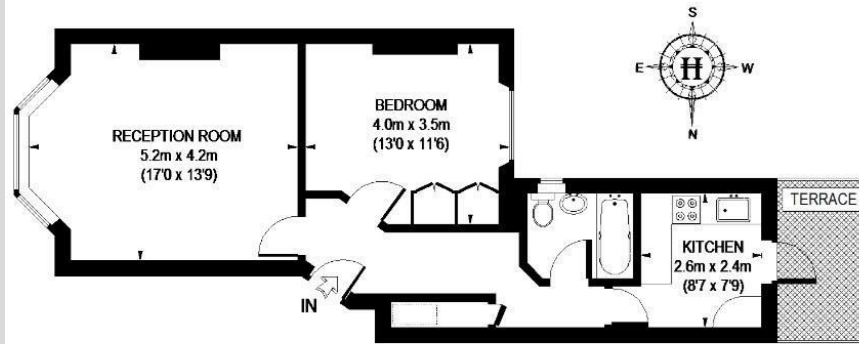
ACCOMMODATION: Entrance Hall: Reception Room with Bay Window: Kitchen : Double Bedroom with Wardrobe Wall: Bathroom: Private Terrace: EPC D

LOCATION

Conveniently located between the two parks, within very easy reach of the tube at High Street Kensington and all the boutiques, shopping and dining there, including Whole Foods Market, The Ivy Kensington Brasserie, and Equinox gym.



CALL/EMAIL NOW TO ENQUIRE FURTHER/ARRANGE AN APPOINTMENT TO VIEW



RAISED GROUND FLOOR

= REDUCED HEADROOM BELOW 1.5 M / 5'0
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM)
 581 SQ. FT. (54 SQ. M.)
 REDUCED HEADROOM = 4 SQ. FT. (0.34 SQ. M.)
 TOTAL = 584 SQ. FT. (54.3 SQ. M.)

FEATURES

- One Double Bedroom with Wardrobe Wall
- Close to both Holland Park & Kensington Gardens/Hyde Park
- Close to both Notting Hill Gate & Kensington High Street Underground Stations
- Quiet Tranquil Road Close to a Wide Range of Shopping and Restaurants
- High Ceilings with Bay Window to Reception Room
- Modern Bathroom with Shower over Bath
- Smart Kitchen with Breakfast Bar Leading to Roof Terrace
- G.I.A 581 Sq Ft/ 54 Sq M
- Council Tax Band: F / EPC Rating: C
- The Royal Borough of Kensington and Chelsea

Terms

Price: £750 Per Week

Deposit: 5 Weeks

Local Authority: RBKC

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	



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