



## DUKES LANE

Kensington W8



# A CHARMING FOUR BEDROOM TOWNHOUSE

With a garage, ideally positioned for access to High Street Kensington and Notting Hill.

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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £2,850,000



## SPANNING APPROXIMATELY 2,104 SQ FT

The property occupies four floors and briefly comprises an entrance hall, an impressive 24 reception room complete with a contemporary fireplace, a fully equipped separate kitchen and a further TV/snug room.

On the top floor of the house, there is a spacious principal bedroom suite complete with two bathrooms and ample fitted storage. There are three further bedrooms (one en suite), a family bathroom, a guest cloakroom and a utility area.

The rear of the house has a lovely south-facing paved garden, ideal for entertaining in the summer months.

Dukes Lane is tucked away just off Kensington Church Street. The local shops and amenities of Kensington Church Street, Kensington High Street and Notting Hill are a short walk away, along with the transport links of Kensington High Street.





Approximate Gross Internal Area = 195.46 sq m / 2,104 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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