

# Wenlock & Taylor



Sheffield Terrace, Kensington  
London, W8 7NB  
Price £849,500





Sheffield Terrace, Kensington, London, W8 7NB

Situated in a prime Central London location mid-way between Notting Hill and Kensington High Street, this 741 sq.ft (69 sq.m) approx First Floor Flat within a purpose built block comprises 2 double bedrooms (with fitted wardrobes), south facing reception room, modern fitted kitchen, bathroom/wc and enclosed south facing balcony overlooking a large communal garden. This fine home is offered with no upper chain, has double glazed windows, central heating, some wood flooring and is a short walk from beautiful Holland Park and near District, Circle & Central Line stations. Tenure is Leasehold (83 years unexpired), Service charge £2600.00 per annum approx, freeholder is Kensington & Chelsea Council and Council Tax Band is 'E'.



**COMMUNAL ENTRANCE  
& STAIRS TO FIRST FLOOR**

**FLAT ENTRANCE & HALLWAY**  
with wood flooring, cupboard containing electric meter, radiator, 2 built in cupboards (one with gas meter).

**RECEPTION**  
14'8 x 11'1 (4.47m x 3.38m)  
south facing room overlooking communal rear gardens and with wood flooring, double glazed windows and door to balcony.

**BEDROOM 1**  
13'2 x 8'11 (4.01m x 2.72m)  
with double glazed windows, radiator, built in mirrored wardrobe.

**BEDROOM 2**  
11'11 x 9'10 (3.63m x 3.00m)  
with fitted wardrobes, double glazed windows, radiator.

**KITCHEN**  
11'0 x 8'1 (to balcony door) (3.35m x 2.46m (to balcony door))  
with modern range of white wall and base cupboards, integrated fridge/freezer, plumbing for washing machine, hob and oven, work surface, central heating boiler, double glazed

window, tiled floor, double glazed door to balcony.

**BATHROOM/WC**  
with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled walls and floor, radiator, double glazed window.

**BALCONY**  
7'6 x 5'5 (2.29m x 1.65m)  
enclosed south facing balcony overlooking beautiful communal rear garden and with wood flooring, wood panelled walls, sliding windows.

**COMMUNAL GARDENS**  
at rear of block.

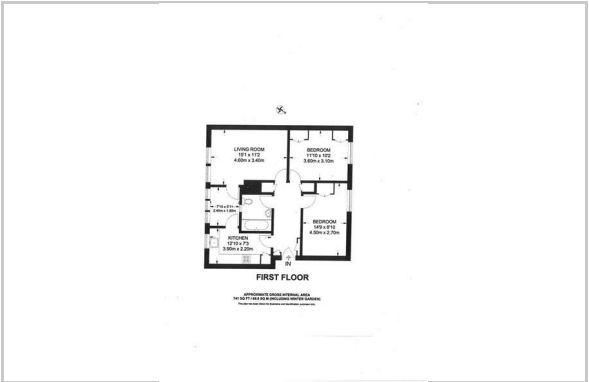
**TENURE - LEASEHOLD**  
The tenure is Leasehold for a term of 125 years from 24th June 1982 (therefore 83 years unexpired). Ground rent £10 per annum. Service charge (2024) £2600.00 approx.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

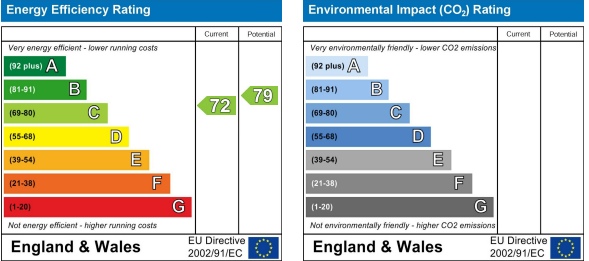
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.