

LCP/PrivateOffice

est.1990

Canning Place Mews, Kensington W8
Asking Price £1,250,000 STC



Description

This two bedroom maisonette forms part of a series of apartments and houses located in Canning Place Mews, a quiet cul-de-sac, which is looked after by a caretaker.

It is located just to the west of Gloucester Road and only 350 meters from Kensington Gardens / Hyde Park. There are a number of local shops and restaurants such as Whole Foods and Launceston Place as well as world renowned attractions such as Kensington Palace, The Royal Albert Hall, the Natural History and Victoria & Albert Museums. Both High Street Kensington and Gloucester Road Underground Stations provide excellent transport links to the West End, City and Heathrow.

With the feel of a mews house, this upper maisonette is positioned on the 2nd and 3rd floors and is approached via a balcony walkway and entered through its own front door. All of the principal rooms are west facing across the new and rooftops opposite and therefore enjoys wonderful natural light from the middle of the day onwards.

The property is well presented and comprises a reception / dining room, principal bedroom with ensuite bathroom, second double bedroom and shower room.

Accommodation

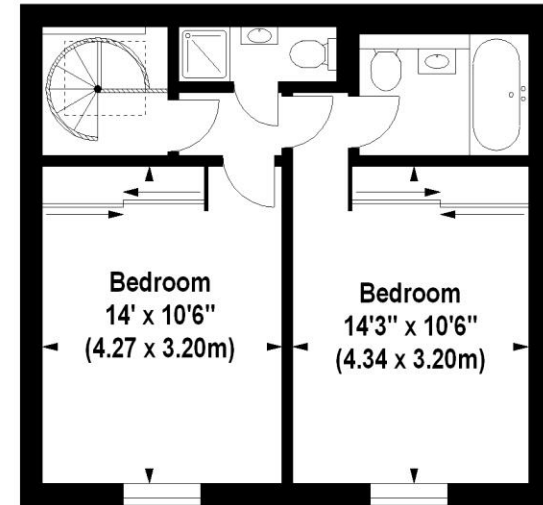
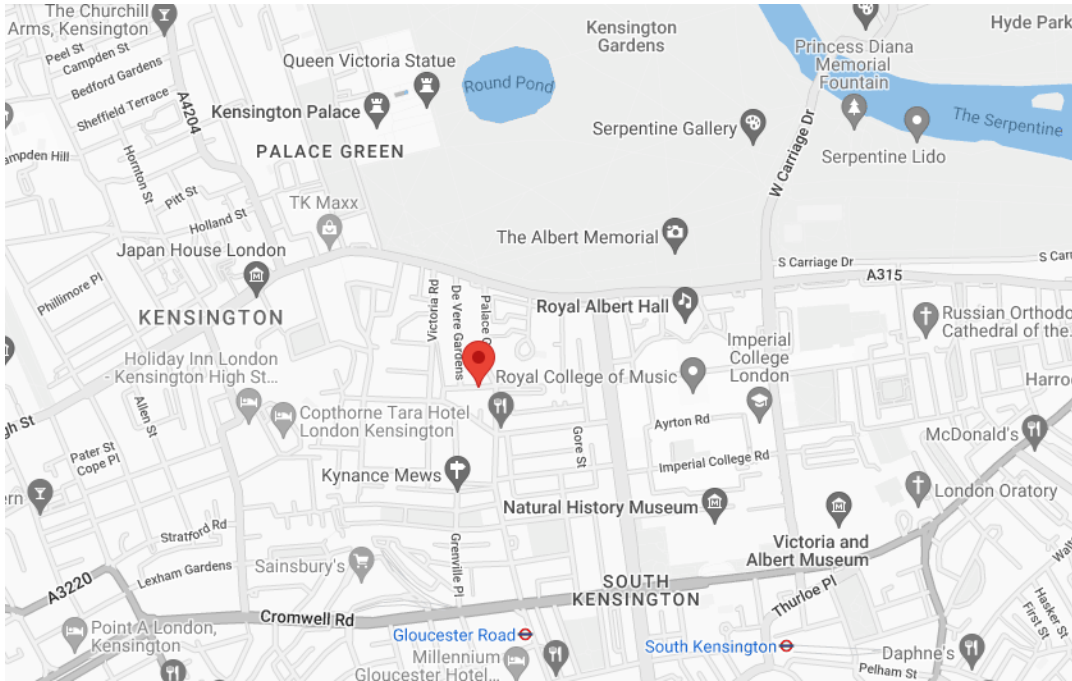
Reception Room | Kitchen | Principal Bedroom | Ensuite Bathroom | Bedroom 2 | Shower Room | 807 sq ft (75 sq m)

Asking Price	£1,250,000 STC
Lease	c.173 years remaining
Service Charge	£5,157 per annum
Ground Rent	Peppercorn
Council Tax	RBK&C Band G

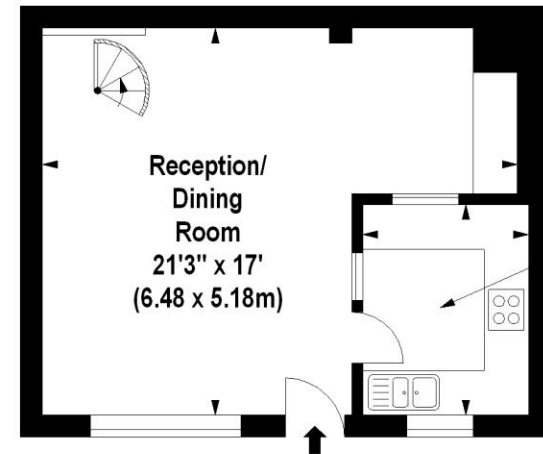


Canning Place Mews, W8

Approx. Gross Internal Area *
807 Sq Ft - 74.95 Sq M



Third Floor



Second Floor

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	66	68
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	65	67
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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