

# LCP/PrivateOffice

est.1990

Warwick Chambers, Kensington W8  
Asking Price £795,000 STC



## Description

A light two bedroom apartment situated on the 4<sup>th</sup> floor (with lift) of this convenient mansion block only moments from Kensington High Street.

This well proportioned flat features an entry phone and lift, a south facing reception room, two double bedrooms, kitchen and two bathrooms. The flat would make an ideal first purchase, rental investment or pied a terre.

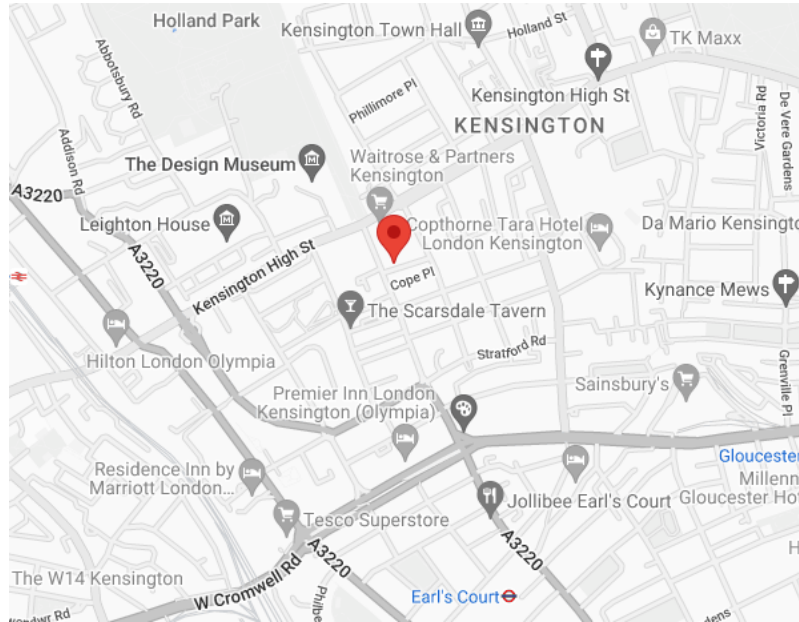
High Street Kensington and Earl's Court underground stations are nearby, as are excellent bus routes. The green open spaces of Holland Park are around the corner.



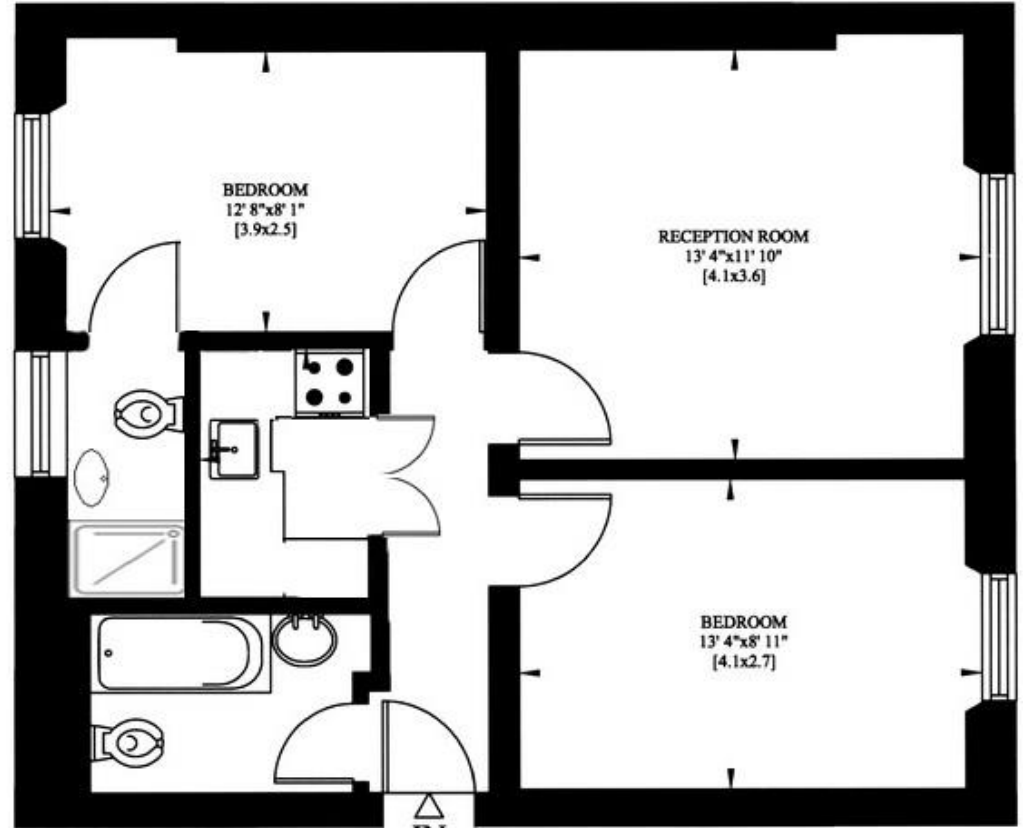
## Accommodation

4<sup>th</sup> Floor Apartment | Reception Room | Kitchen | Master Bedroom | En suite shower room | Bedroom 2 | Bathroom | RBK&C | 570 sq ft (53 sq m)

<b>Asking Price</b>	£795,000 STC
<b>Lease</b>	Approximately 103 years remaining
<b>Service Charge</b>	£2,164 per annum
<b>Ground Rent</b>	£350pa
<b>Council Tax</b>	RBK&C Band E



Gross Internal Area: 53 Sq. metres  
570 Sq. feet



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	59   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.



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