



LONDON CENTRAL PORTFOLIO

REAL ESTATE INVESTMENT ADVISORY

Warwick Chambers, Pater Street, Kensington W8

Asking Price £1,200,000 STC



## Description

This well proportioned two bedroom flat is situated on the ground floor of this popular Kensington mansion block.

The property benefits from a generous reception room with space for dining, a fully fitted eat-in kitchen, master bedroom with dressing room and ensuite bathroom, second double bedroom, shower room and two decked terraces.

Located only moments from Kensington High Street which offers a host of amenities including cafes, restaurants and numerous shops including Whole Foods. High Street Kensington Station is nearby as are a number of bus routes. The open spaces of Holland Park are just around the corner.

## Accommodation

Ground Floor Apartment I Reception Room I Kitchen I Master Bedroom I Dressing Room I En suite bathroom I Bedroom 2 I Shower Room I Decked Terraces I Royal Borough of Kensington & Chelsea I 1,001 sq ft (93 sq m)

**Asking Price**

£1,200,000 STC

**Lease**

Approximately 104 years remaining

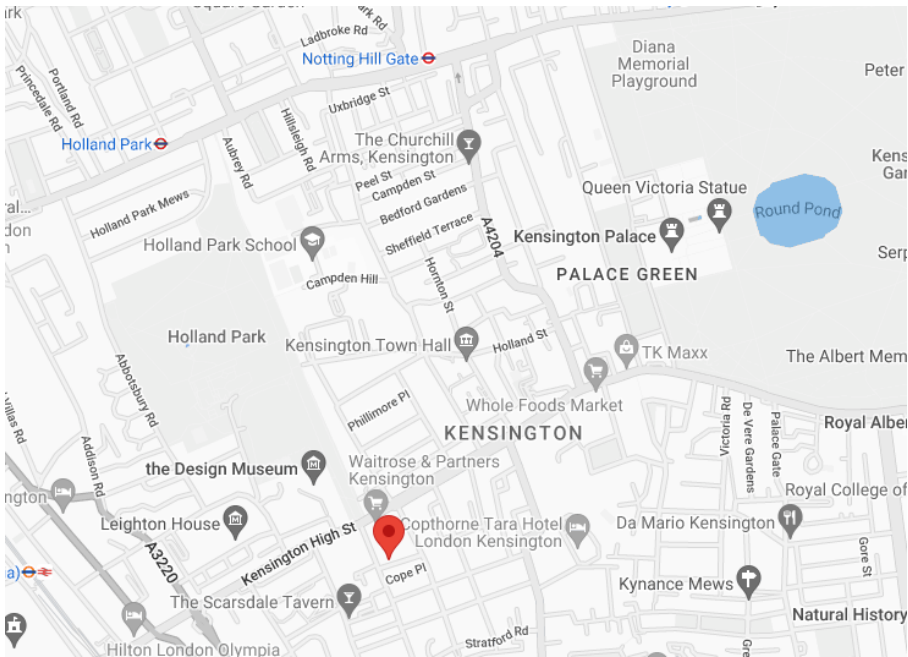
**Service Charge**

c.£4,369 per annum

**Ground Rent**

£350pa



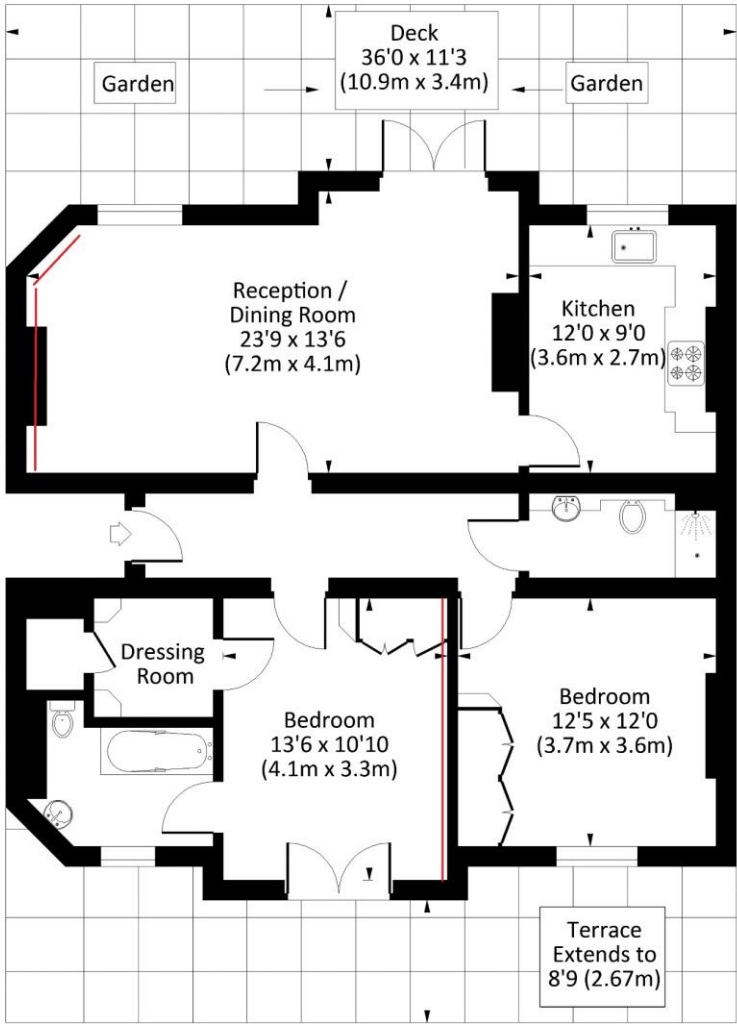


# WARWICK CHAMBERS, PATER STREET W8

Approx. gross internal area  
1001 Sq Ft. / 93 Sq M.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>	72   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



GROUND FLOOR

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of f

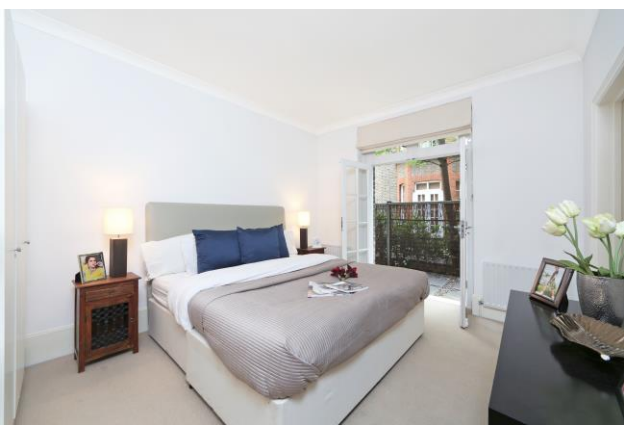


All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014 Dowling Jones Design www.dowlingjones.com 020 7610 9933





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