



CANNING PLACE MEWS

Kensington W8



A WONDERFULLY LIGHT TWO BEDROOM DUPLEX APARTMENT

Situated on the top two floors of the highly sought-after Canning
Place Mews, W8.

   EPC
2 1 1 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 170 years remaining

Ground rent: Peppercorn

Service charge: £5,208.46 per annum, reviewed every 1 year, next review due 2026

Offers in excess of: £1,000,000



FURTHER BENEFITTING FROM BEING SOLD WITH A GARAGE

The light and well-presented property benefits from access via its own front door, measures approximately 734 sq ft, and briefly comprises a reception room, a separate modern fitted kitchen, two spacious double bedrooms with built-in wardrobes, and a family bathroom.

Canning Place Mews is positioned just to the south of Kensington Gardens and Hyde Park. There are excellent shops, restaurants and transport links on both Kensington High Street and Gloucester Road (Piccadilly, District and Circle Lines).

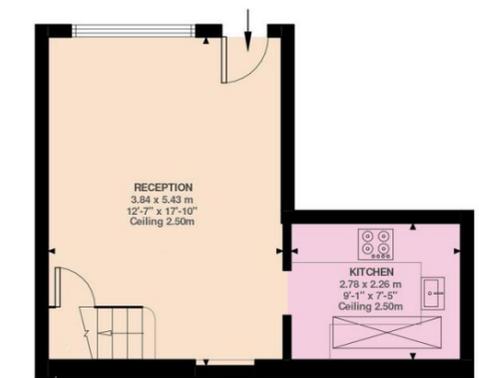


Canning Place Mews, W8

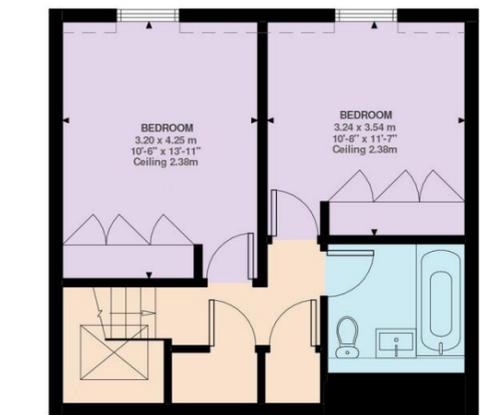
Approximate Gross Internal Area
68.15 SQ.M / 734 SQ.FT
 (EXCLUDING GARAGE & EXTERNAL STORAGE)
 GARAGE & EXTERNAL STORAGE 15.43 SQ.M / 166 SQ.FT
 INCLUSIVE TOTAL AREA 83.58 SQ.M / 900 SQ.FT



KEY: CH = Ceiling Height
 Restricted Head Height



Second Floor
 293 ft²



Third Floor
 441 ft²

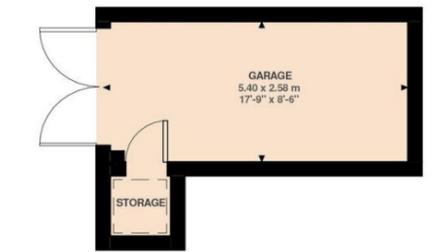


Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 68.15 sq m / 734 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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