

KENSINGTON ROAD

London W8



A WELL PROPORTIONED TWO BEDROOM APARTMENT WITHIN CUMBERLAND HOUSE

Extending to approximately 1,159 sq ft (107.7 sq m) and offering a practical lateral layout with generous entertaining space and well balanced bedroom accommodation.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 72 years remaining

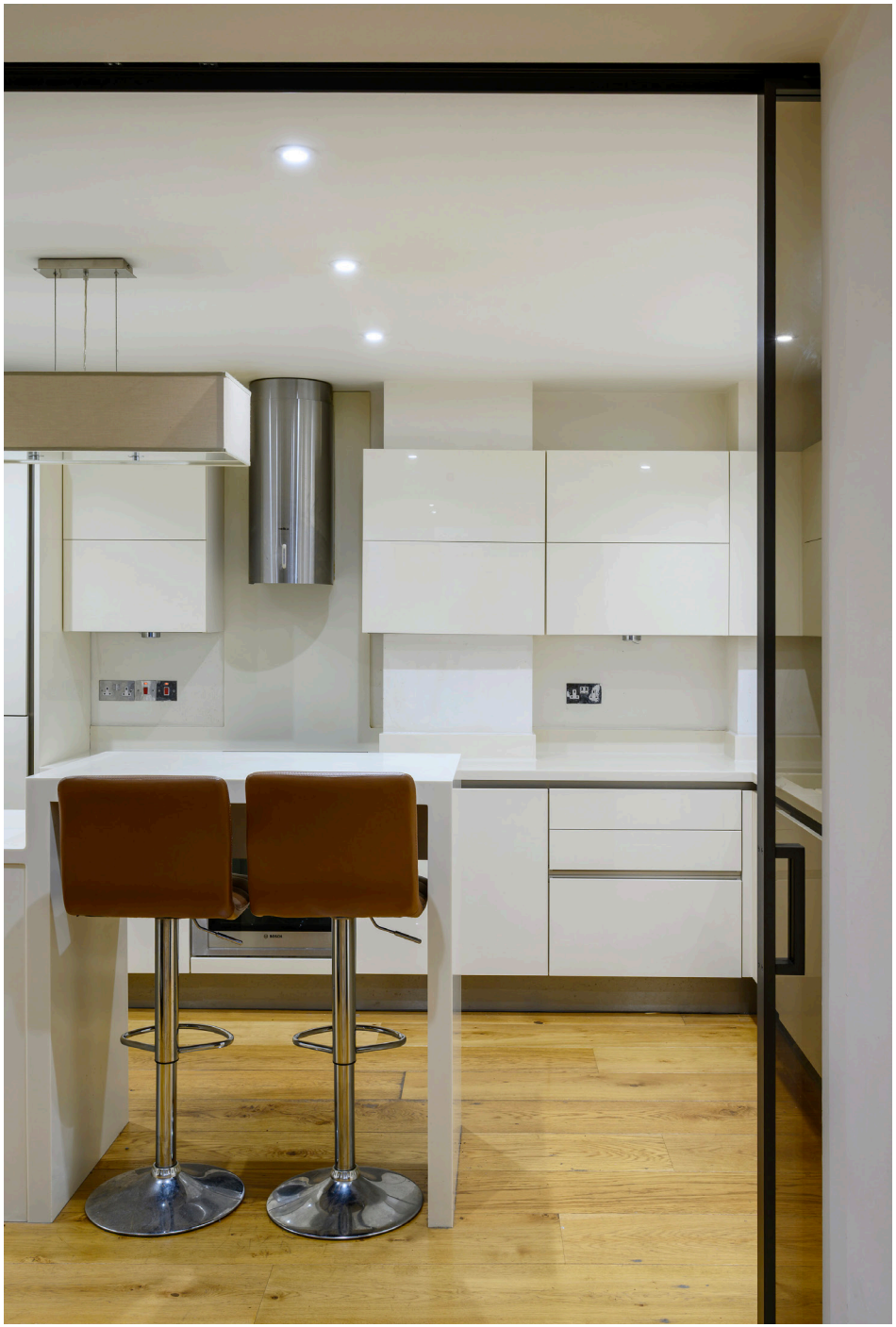
Ground rent: approximately £600 per annum, review period unknown

Service charge: approximately £8,298 per annum, reviewed every year, next review due 2026

Guide Price: £900,000

The apartment is entered via a welcoming entrance hall with a guest cloakroom/WC. Beyond, a substantial reception and dining room provides an excellent central living space with ample room for both seating and dining areas.

Adjoining this lies a separate kitchen, fitted with contemporary cabinetry and centred around a breakfast bar, creating an attractive space for everyday living and informal dining.









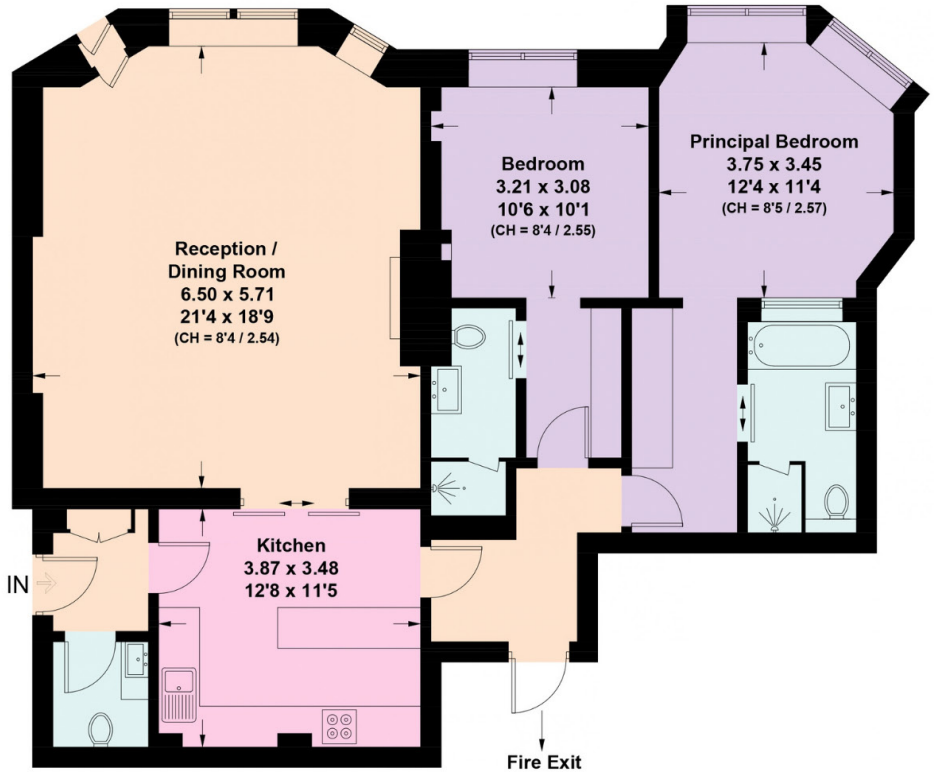
The bedroom accommodation is arranged in a separate wing of the apartment, providing a clear distinction between entertaining and private areas. The principal bedroom benefits from fitted wardrobe storage and an en suite bathroom. A second double bedroom is served by a separate shower room, making the layout equally suited to guests, occupiers requiring additional space, or those working from home.

The apartment further benefits from good storage throughout and a well considered layout that maximises the available floor area.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





Approximate Gross Internal Area = 107.7 sq m / 1159 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)

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