



## 3 BEDROOM PROPERTY LOCATED IN THE VIBRANT AREA OF NORTH KENSINGTON

988 years approx remaining: Located in the vibrant area of North Kensington, this splendid fourth-floor flat on West Row offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a spacious home in a desirable location.

The flat boasts two stylish bathrooms, ensuring convenience for all residents. The two reception rooms provide ample space for relaxation and entertaining, allowing you to host gatherings or enjoy quiet evenings in. A private balcony adds a touch of outdoor charm, perfect for enjoying a morning coffee or unwinding after a long day.

Additionally, the property includes two dedicated parking spaces, a rare find in London, making it an ideal choice for those who require easy access to their vehicles.

With its prime location in North Kensington, residents will benefit from a vibrant community, excellent transport links, and a variety of local amenities. This flat is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in one of London's most sought-after areas. Don't miss the chance to make this exceptional property your new home.



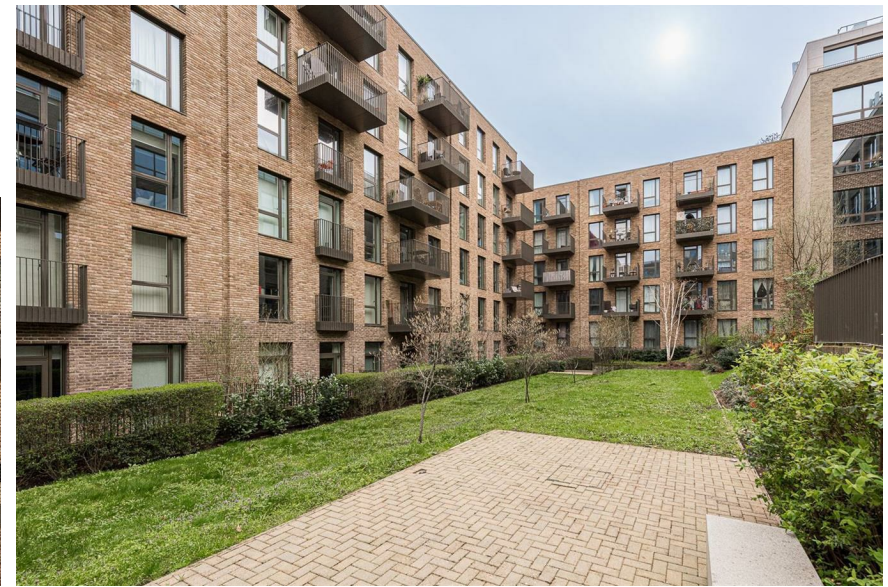


## ACCOMMODATION

Three Bedrooms: Kitchen: Two Bathrooms: Reception/Dining Room: Private Balcony:  
Two Parking Spaces: Lift

## LOCATION

West Row lies in North Kensington, just a 7-minute walk from Golborne Road's lively market. Explore vintage shops, bric-a-brac, Portuguese patisseries and multicultural cafes, with Ladbroke Grove station nearby



**CALL OR EMAIL US NOW TO ENQUIRE OR BOOK AN APPOINTMENT TO VIEW**

## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Add Text Here

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom Mobile

Checker

**Broadband speed:** Please check Ofcom Broadband

Checker

**Parking Arrangements:** Street Parking Permit Required

## Terms

**Price: £799,999**

**Tenure:** Leasehold

Lease: 988 Years remaining

Service Charge: £7,214 (Yearly)

Ground Rent: £500 (Yearly)

Ground Rent Review Period:

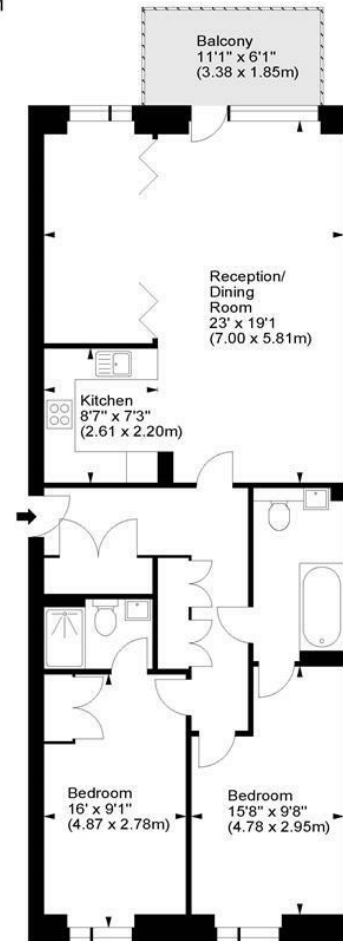
Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: E

## Nautilus House, W10

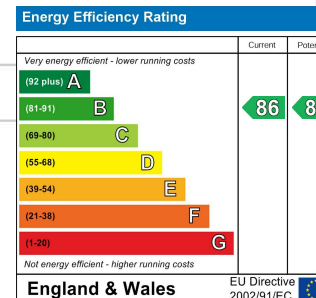


Approx. Gross Internal Area  
960 Sq Ft - 89.18 Sq M



Fourth Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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## FEATURES

- Three Bedrooms
- Two Bathrooms
- Reception/ Dining Room
- Kitchen
- Private Balcony
- Two Parking Spaces
- Lift Access
- Underfloor Heating
- Fantastic Location
- Call or email now to enquire further or to arrange an appointment to view



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