



HIGHLEVER ROAD

LONDON, W10 6PL

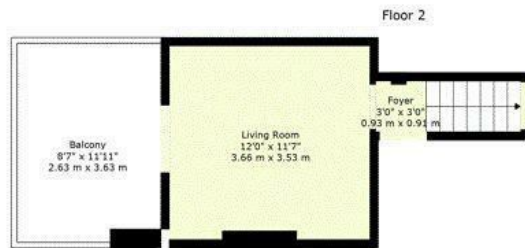
£800,000
LEASEHOLD

****Guide Price: £800,000–£850,000**** a beautifully refurbished three-bedroom apartment occupying the upper floors of an attractive period building in the heart of North Kensington.

Entered on the second floor, the spacious and well-appointed accommodation comprises three generous double bedrooms, including a principal bedroom with an en-suite shower room. There is also a stylish family bathroom, a separate laundry room/guest WC, and a contemporary, well-equipped kitchen.

The impressive reception room provides an excellent space for both relaxing and entertaining, enhanced by a feature fireplace and an abundance of natural light. The property has been recently refurbished throughout and further benefits from excellent storage and a private roof terrace.

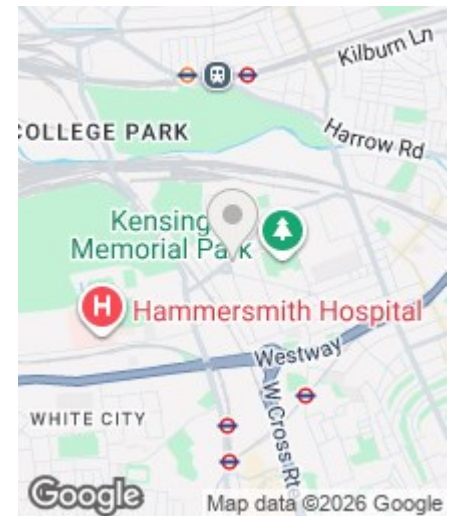
SANDERSONS
LONDON



Floor 1

TOTAL: 908 sq. ft, 84 m²
 BELOW GROUND: 167 sq. ft, 15 m², FLOOR 2: 741 sq. ft, 69 m²
 EXCLUDED AREAS: BALCONY: 100 sq. ft, 9 m²

This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gia), Are Approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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