

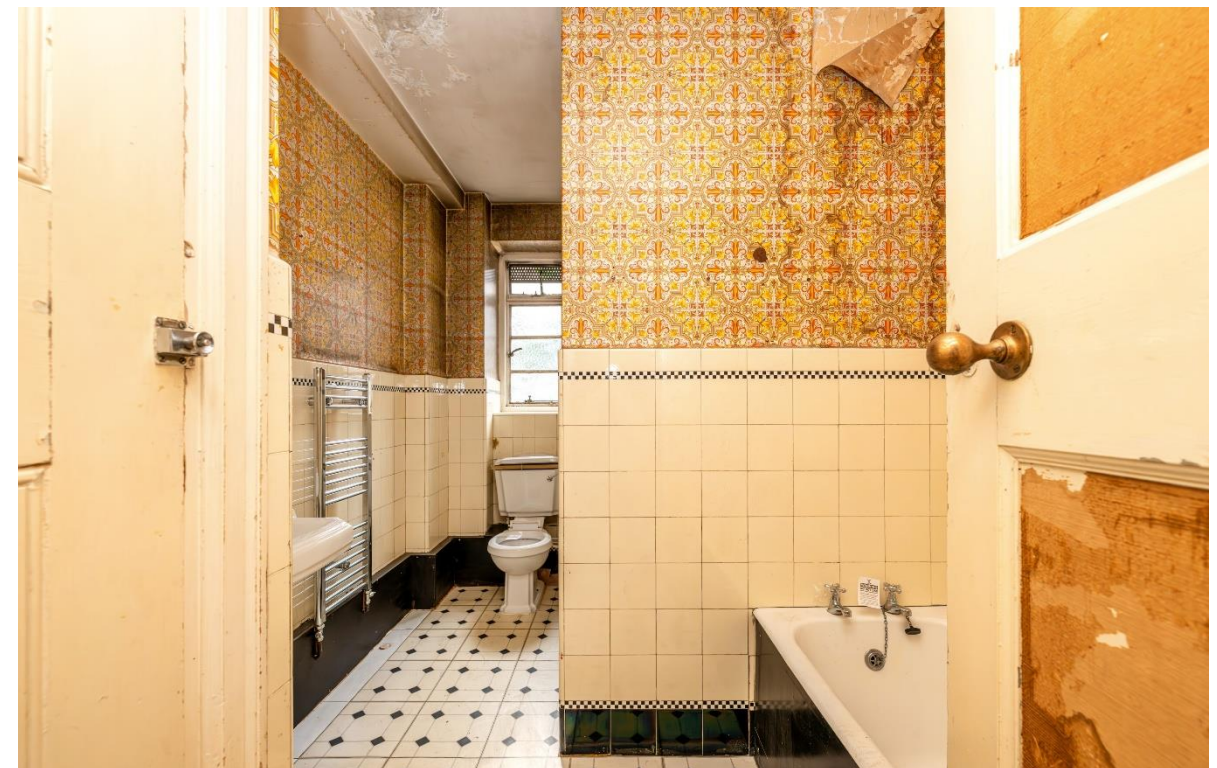
**HARRIS
LE BEAU**

Vicarage Court, W8 | £335,000





22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com



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Located in the prestigious Vicarage Court, this first-floor studio flat presents a rare opportunity to acquire an unmodernised property in one of Kensington’s most sought-after portered mansion blocks. With strong potential for capital growth and personalisation, this is a superb opportunity for investors and end-users alike.

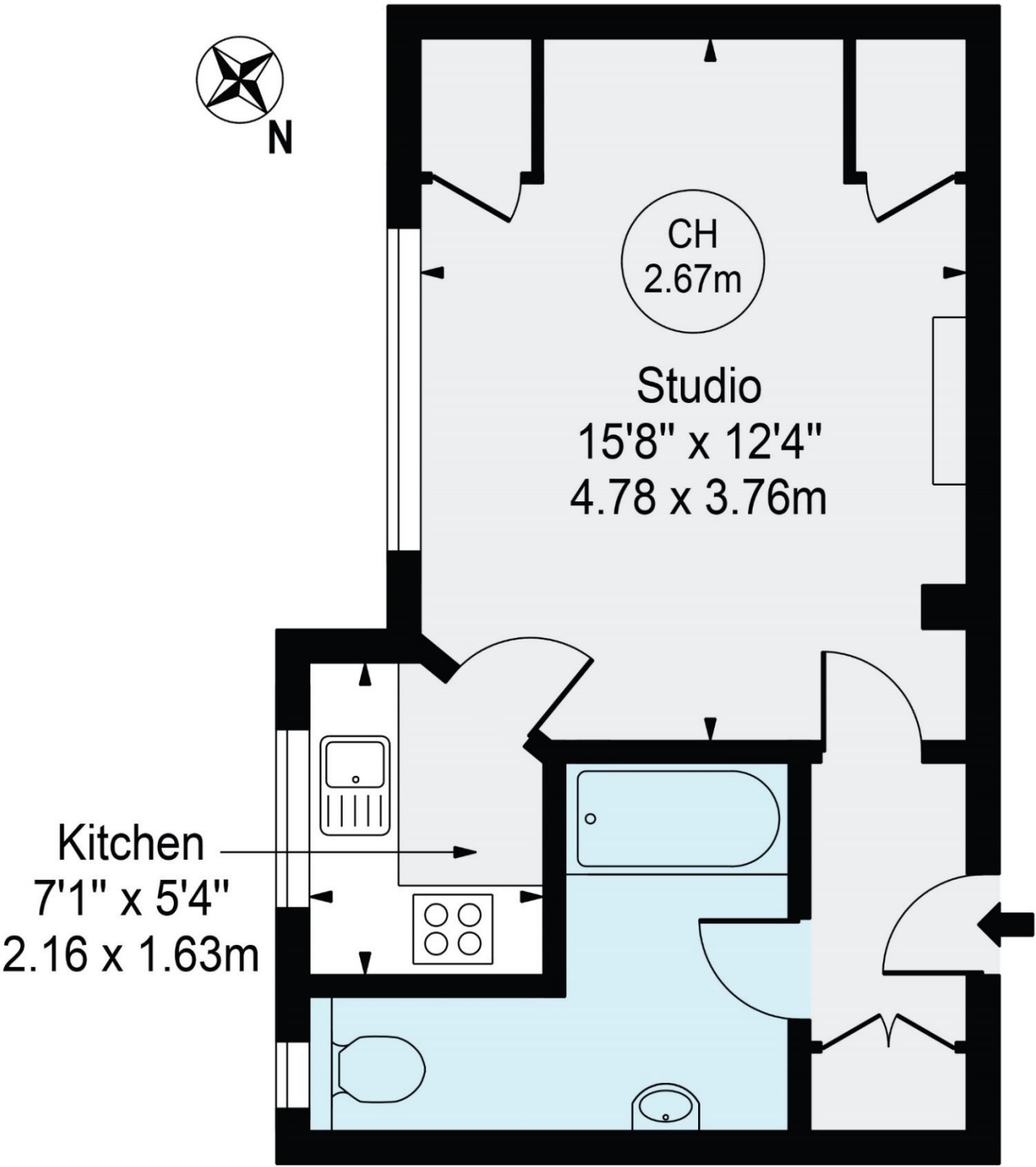
- Unmodernised Studio Apartment
- First floor With Lift Access
- Prestigious Mansion Block With Porter
- Prime Kensington Location
- Close to Shops, Restaurants, and Transport
- Long lease of Approx. 145 Years
- EPC Rating: TBC



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

Vicarage Court

Approx. Gross Internal Area 326 Sq Ft - 30.29 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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