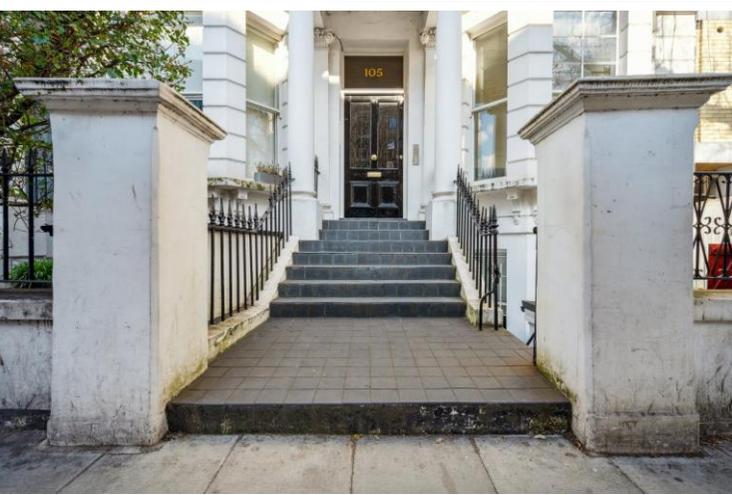




Earls Court Road
Kensington, W8

CHESTERTONS





An impeccably proportioned two double-bedroom, two-bathroom residence occupying the raised ground floor of a distinguished Victorian period conversion. The property showcases remarkable 3.8-meter ceiling heights in the principal rooms, enhancing the sense of grandeur and spatial elegance, further elevated by an abundance of natural light.

The west-facing reception room is bathed in afternoon and evening sunlight, with secondary glazing ensuring a serene and tranquil ambiance. Both double bedrooms, discreetly positioned to the rear, enjoy an east-facing orientation, capturing the soft morning light.

Presented in excellent condition, this refined apartment seamlessly combines timeless period charm with sophisticated modern conveniences. Conveniently located near the junction of Lexham Gardens and Earl's Court Road, the residence provides effortless access to the prestigious amenities of Kensington High Street, renowned for its luxury boutiques, gourmet dining establishments, and cultural attractions. Exceptional transport links are available via the Circle and District tube lines, while the verdant expanses of Holland Park and Kensington Gardens offer an idyllic retreat from the bustle of city life.

- Two bedrooms
- West facing
- High ceilings
- Two bathrooms

Asking Price £1,150,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		81
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 989 years 10 months remaining
Service Charge: £4,800 per annum
Ground Rent: £0
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: E

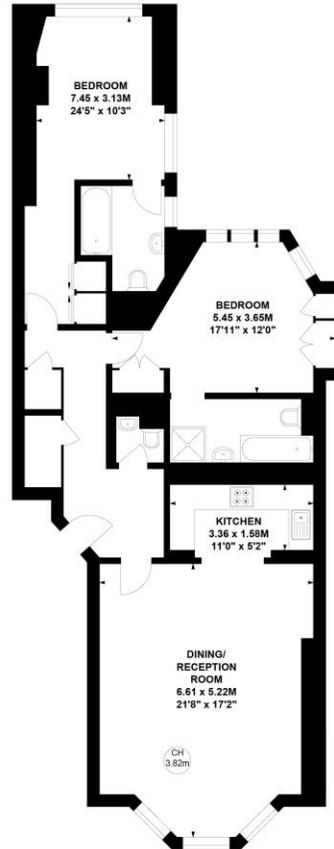
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Earls Court Road, W8

Approximate gross internal area
101.33 sq m / 1091 sq ft

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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