



Kensington High Street, W14  
A guide of £1,295,000, Leasehold

Anderson//Rose





## Kensington High Street, W14

An opportunity to acquire an exceptionally bright and nicely proportioned lateral apartment in a fantastic location.

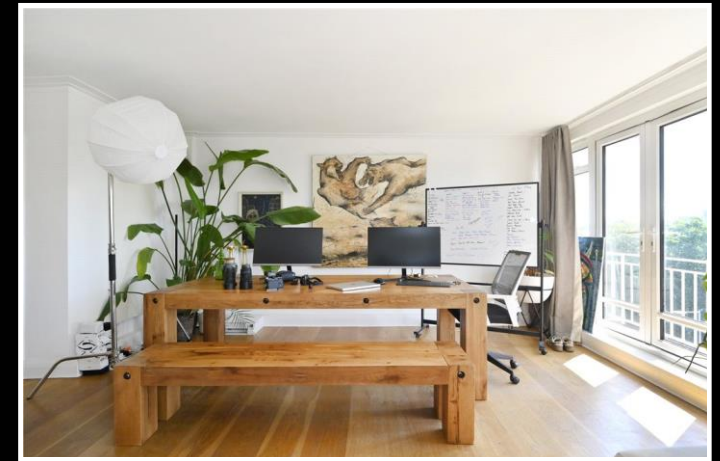
Situated on the fifth floor of a desirable mansion block, this property has been finished to a high standard and profits from its south facing elevation which provides an abundance of natural daylight throughout. Focused around an exceptionally large reception and dining room which leads onto a private balcony with superb views across London's skyline. A separate kitchen with modern appliances. The principal bedroom suite, with lots of built in wardrobes, an almost identical sized second bedroom, again with plenty of storage and an en-suite bathroom, and a guest cloakroom. The property further benefits from the building's passenger lift, off street garage and share of freehold.

Kenbrook House is a desirable mansion block situated on Kensington High Street. With the open green spaces of Holland Park itself and Kensington High-Street, you have the ultimate balance of convenience and country life being in the thick of the action with the wide variety of the world class amenities that Kensington has to offer and the stunning greenery of the park quite literally on your doorstep. And not forgetting the in demand Gails bakery and coffee shop located a few yards from your front door. Local transport links are fantastic, with High Street Kensington, Kensington Olympia and Holland Park Tube station, close by and providing a simple commute across the capital.

Service charge: £4,000  
Ground rent: Peppercorn

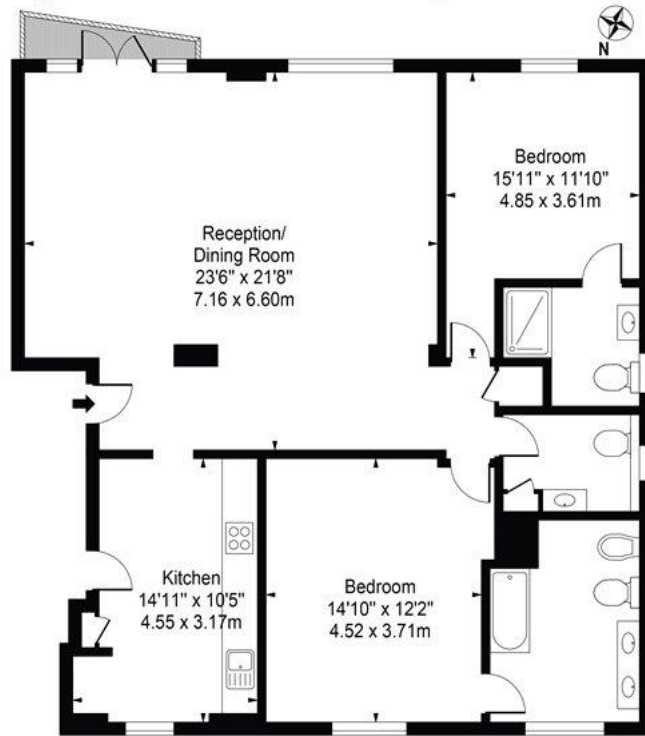
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Leasehold



# Kenbrook House

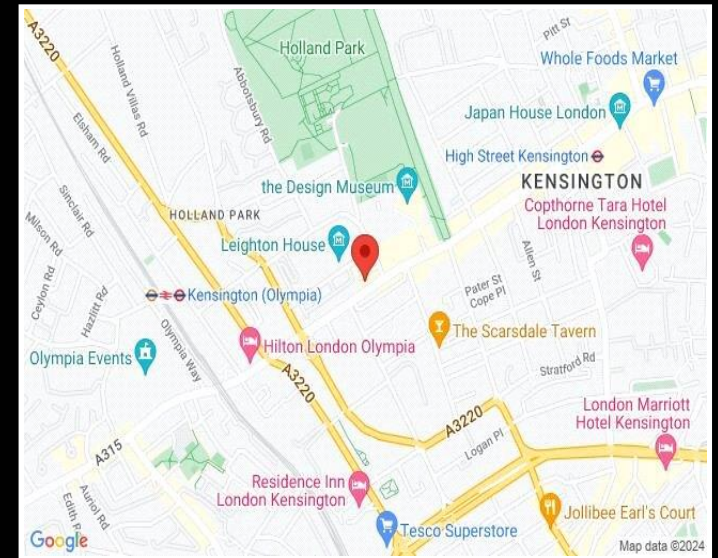
Approx. Gross Internal Area 1214 Sq Ft - 112.78 Sq M



Fifth 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.