

Canning Place,
Kensington



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& Parker

Land and property. Since 1885.

A hidden two double bedroom house of considerable modern architectural merit.

Nestled down a gated path leading onto Canning Place, this discreet 1,300 sq ft, first and lower ground floor, house sits in a quiet position behind a north facing courtyard garden.

The principal reception is linked to the kitchen/breakfast room by an open gallery void beneath a lantern ceiling. This modernist design feature affords clean geometric angles and sharp lines. On the lower ground floor are two double bedrooms (both en suite bath and shower rooms), the principal bedroom gives on to the courtyard terrace through French windows.



Location

The house sits within striking distance of a wealth of cafes, restaurants and shops on Gloucester Road and High Street Kensington.

There are excellent transport links from:
High Street Kensington (Circle and District lines) 0.5miles,
Gloucester Road Station (Circle and District lines, Picadilly line) 0.4miles, Queensway Station (Central line) 0.8miles.

There are excellent local schools, including:
Thomas's Kensington (Independent) 0.2miles, Ashbourne College of Science, Technology and Medicine 0.4miles, St Mary Abbots CofE primary School (Ofsted: Good) 0.5miles.

Postcode region: W8

General

Local Authority: Royal Borough of Kensington & Chelsea
Council Tax: Band H
EPC Rating: D
Parking: RBKC residents' parking
Fixture & Fittings: Certain items may be excluded from sale but can be purchased by separate negotiation.
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,300 sq ft (120.77 sq m)
Courtyard garden
Excellent natural light
2 en suite bedrooms
Air conditioning
Freehold

Guide price £2,250,000

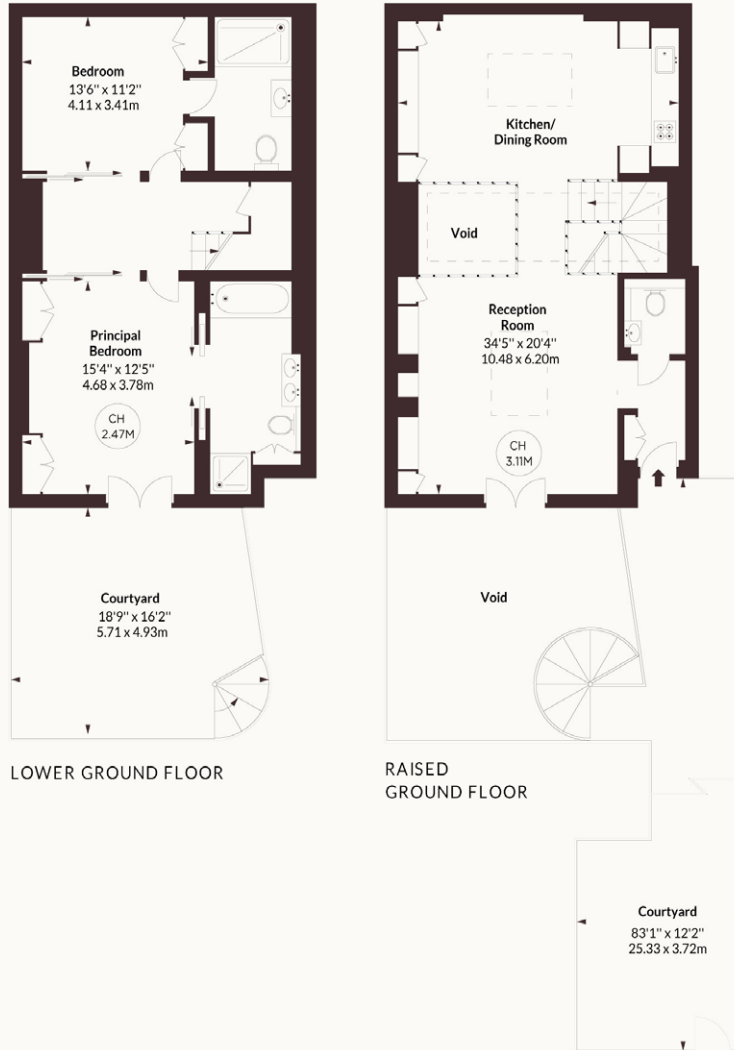


Canning Place, W8

APPROX. GROSS INTERNAL AREA *
1300 Sq Ft - 120.77 Sq M



Key :
CH - Ceiling Height



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Strutt & Parker Kensington

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