

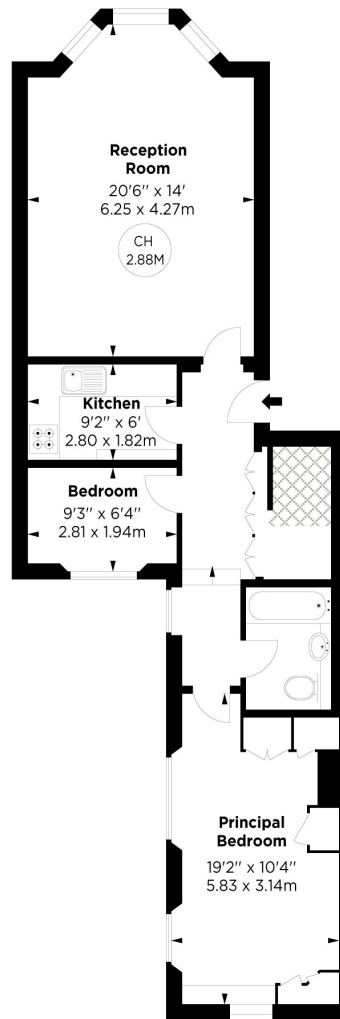
# Cheniston Gardens

Kensington, W8





Key :  
CH - Ceiling Height  
- Under 1.5m



RAISED  
GROUND FLOOR



## A stylish two-bedroom apartment quietly positioned in prime Kensington.

**Situated on Cheniston Gardens in the heart of Kensington.**

This beautifully presented two-bedroom apartment offers approximately 744 square feet of well-proportioned living space on the raised ground floor of a charming period building. The property features a spacious reception room with high ceilings and large sash windows that flood the space with natural light, a modern fully-fitted kitchen, two well-sized bedrooms (with the primary bedroom featuring ample fitted wardrobes) and family bathroom. The property will make an ideal first time purchase, pied-à-terre or investment opportunity in one of London's most prestigious neighbourhoods.

The apartment is conveniently situated on Cheniston Gardens, just moments from the shopping and transport amenities of Kensington High Street and the beautiful open spaces of Kensington Gardens and Holland Park.

### Floorplans

**Gross internal area 744 sq ft (69.19 sq m) including 1.87 sq m of under 1.5m area**  
**For identification purposes only.**

### General

**Tenure:** Leasehold of 150 Years from 1st July 2011  
**Local Authority:** The Royal Borough of Kensington and Chelsea  
**Service Charge:** £2,906 per annum (paid quarterly)  
**Ground Rent:** £140 per annum (paid quarterly)  
**Council Tax:** Band F  
**EPC Rating:** C  
**Parking:** Residents parking available  
**Broadband:** Fibre optic available  
**Asking Price:** £935,000

### Kensington

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