

Upper Phillimore Gardens Kensington



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A stunning two-bedroom, two-bathroom apartment located on one of the finest roads in Kensington.

A well-presented two-bedroom, two-bathroom apartment located on the second floor of an imposing period house.

This well-balanced accommodation measures approximately 1,041 sq ft and briefly comprises an entrance hall, an L-shaped reception with feature fireplace, large sash windows, and more than enough space to dine. The reception room leads on to a modern and functional, semi-open plan kitchen.

There is a quiet principal bedroom with a full wall of built in storage and an en-suite bathroom, a good-sized double bedroom, and a bathroom.



Location

Upper Phillimore Gardens is a quiet residential street on the prestigious Phillimore Estate. The house is situated in between Kensington High Street and Notting Hill, which both offer plenty of shops, restaurants, and cafes. Kensington Gardens and Holland Park are a stone's throw away. The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill (District, Circle and Central lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.

Postcode region: W8

General

Tenure: 22nd March 2107 - Upon completion the purchaser will be granted a new 999-year lease with a Share of Freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC Rating: D
Service Charge: £3,340 per annum
Ground Rent: Peppercorn
Parking: Resident permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,041 sq ft (96.76 sq m)
Period conversion
3.05m ceiling height
Feature fireplace
Prestigious location
Share of freehold

Guide price £1,950,000



Upper Phillimore Gardens, W8

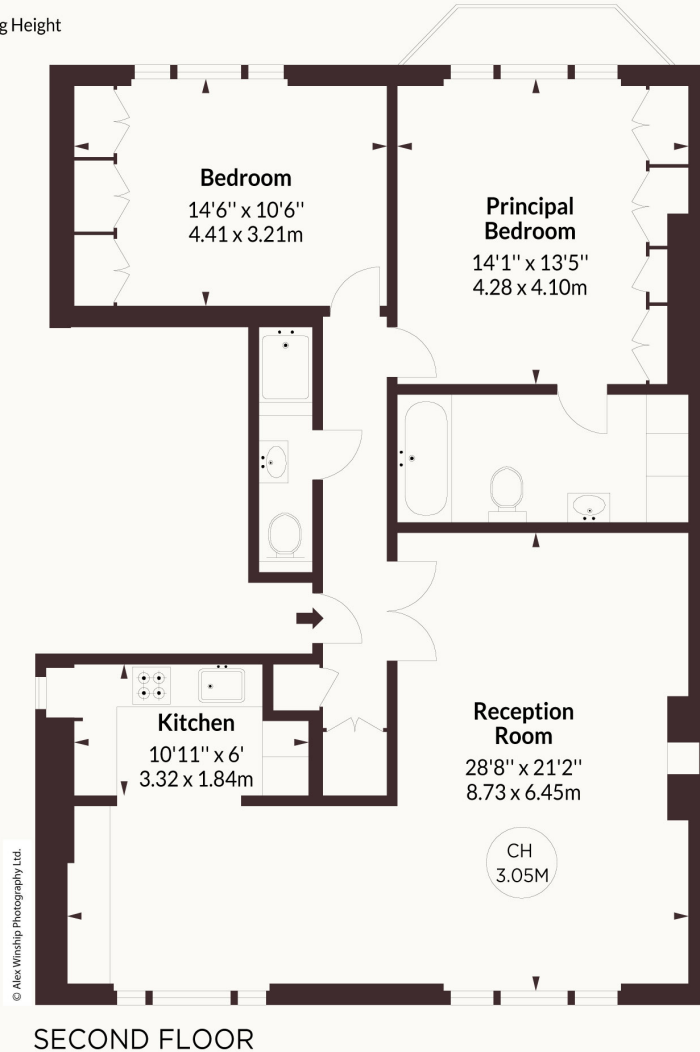
APPROX. GROSS INTERNAL AREA *
1041 Sq Ft - 96.76 Sq M

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



Key:

CH - Ceiling Height



ALEX WINSHIP
Photography

*Measurements for guidance only, not to scale or valuation purposes. Measurements taken on the ground floor in a basement or sub-basement are approximate and not necessarily to scale. All measurements and area calculations are based on the floor plan as shown and are not intended to be used for legal purposes.



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