

KENSINGTON CHURCH WALK

KENSINGTON W8

FARRAR



This is a beautifully positioned two bedroom first floor flat, approached through a very pretty, landscaped courtyard and situated off a rare and completely idyllic walkway. The flat has the advantage of its own front door. With a west facing terrace off the second bedroom, the flat makes the perfect central London home or base.

Kensington Church Walk is a picturesque and pedestrianised walkway running south from Holland Street. There are a series of quirky boutiques and shops preceding the entrance with Kensington High Street within a moment's walk. There are excellent transport links, shopping and restaurant facilities in the area. Viewing for this rare flat is highly recommended.

- Own Street Entrance
- Approached via Communal Walkway
- 2 Double Bedrooms
- Ensuite Shower Room
- Bathroom
- West Facing Terrace
- Reception Room
- Kitchen
- Entrance Hall

TERMS

(As agreed by our client)

Tenure Leasehold: 97 Years Remaining (approximately)

Service Charge £1,500 per annum (approximately)

Local Authority The Royal Borough of Kensington & Chelsea

Asking Price £1,675,000



Approximate Gross Internal Area
 963 sq ft / 89.5 sq m excluding reduced headroom
 Reduced Headroom
 5 sq ft / 0.5 sq m
 Total
 968 sq ft / 90 sq m



Ground Floor

First Floor

FARRAR

020 7244 4444
www.farrar.co.uk

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.