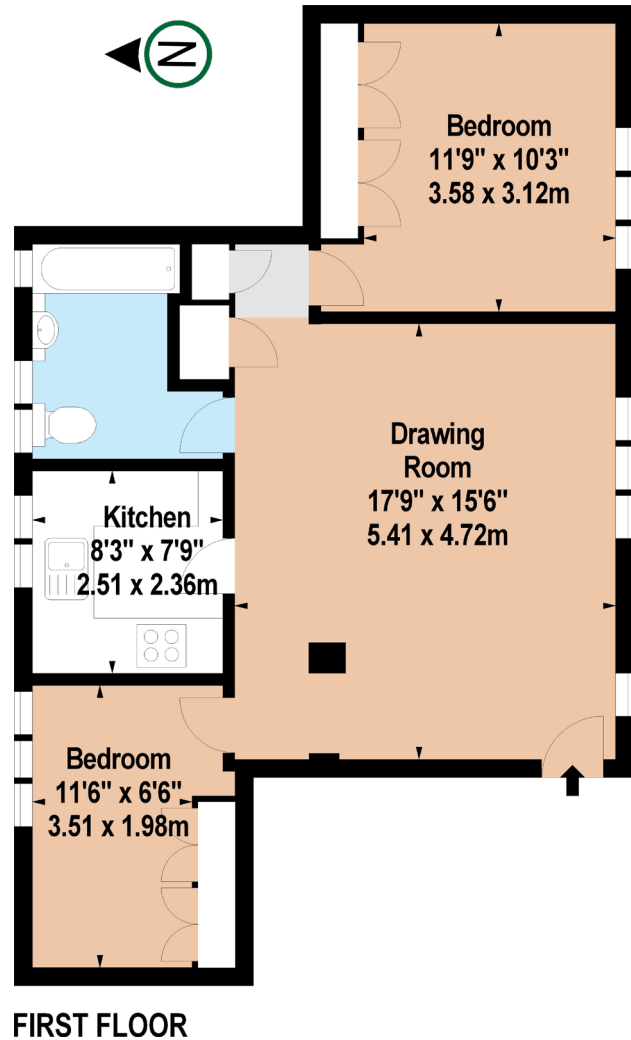


Church Close

Kensington, W8





A well-presented two-bedroom apartment on the first floor of this charming building overlooking the lovely communal courtyard of Church Close.

The well-balanced accommodation offers a light filled, south facing reception with pretty views over the internal courtyard below, two double bedrooms with built in storage, a separate kitchen and family bathroom.

Church Close is ideally located just off Kensington Church Street and therefore benefits from the shopping and transport facilities of Kensington High Street and Notting Hill Gate. Kensington Gardens and Holland Park are also nearby.

Floorplans

Gross internal area 675 sq ft (62.71 sq m)
For identification purposes only.

General

Tenure: Leasehold, 952 years. Expires 15 December 2977

Local Authority: Hammersmith and Fulham

Service Charge: £5,073.44 per annum

Ground Rent: £300 per annum

Council Tax: Band F

EPC Rating: D

Parking: Resident permit parking available

Broadband: High speed internet available

Asking Price: £1,050,000

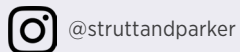
Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

