


Ingelow House

Holland Street W8



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A bright, one bedroom apartment, quietly tucked away in the peaceful leafy setting of Kensington Church Walk.

A beautifully presented one bedroom apartment situated on the second floor (with lift access) of a charming purpose built, period block. The well-appointed accommodation comprises a spacious reception room with large sash windows, a dual aspect with pretty views and plenty of natural light.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LEASEHOLD



462 SQ FT



**ASKING PRICE
£770,000**



The property

There is a separate, sleek kitchen with modern appliances, a good-sized double bedroom with built in, wall-to-wall wardrobes and a beautifully finished bathroom with walk-in shower.

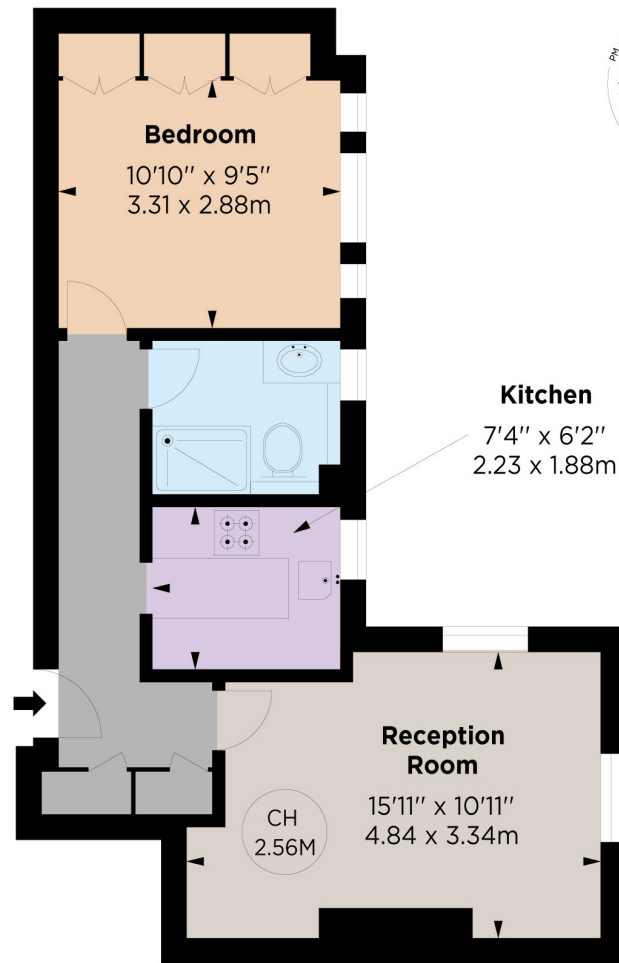
Location

Ingelow House is positioned moments from all the fantastic shops, boutiques and restaurants of Kensington High Street and Kensington Church Street. The incredible open spaces of Kensington Gardens and Hyde Park are also nearby.





Key :
CH - Ceiling Height



SECOND FLOOR



Floorplans

Gross internal area 462 sq ft (42.92 sq m)
For identification purposes only.

General

Tenure: Leasehold 125 years from 25 March 1985

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £541.37 paid quarterly in advance

Ground Rent: £10 per annum

Council Tax: Band E

EPC Rating: E

Parking: Residents permit parking is available

Broadband: High speed broadband.

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 December 2024. Particulars prepared December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com

struttandparker.com



@struttandparker

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

For the finer things in property.

