

# Phillimore Court, Kensington, W8



## An impressive fourth floor apartment with two double bedrooms and excellent entertaining space in the heart of Kensington.

A well-presented two-bedroom, two-bathroom apartment, occupying approximately 1,410 sq ft on the upper floor of this attractive mansion block.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**2 BATHROOMS**



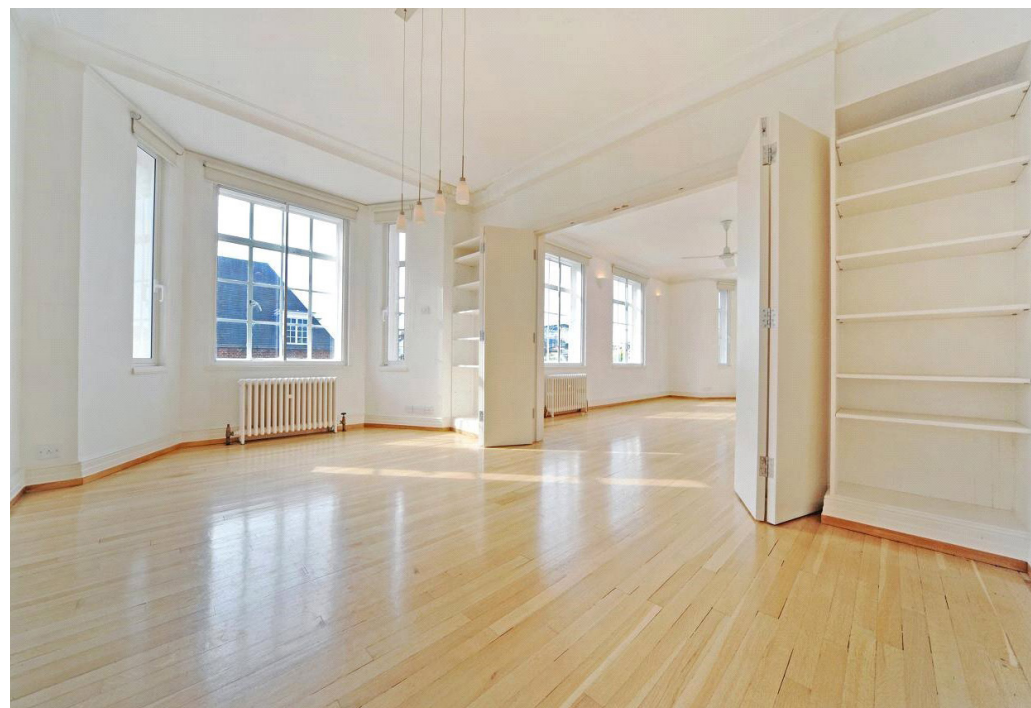
**SHARE OF FREEHOLD**



**1,425 SQ FT**

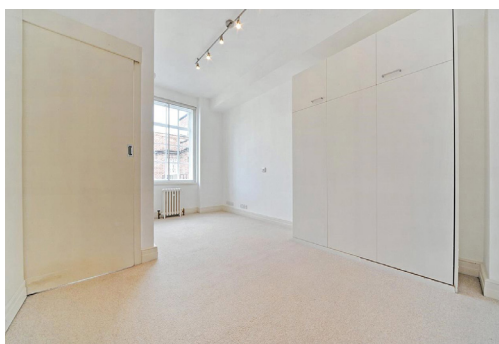


**ASKING PRICE  
£1,750,000**



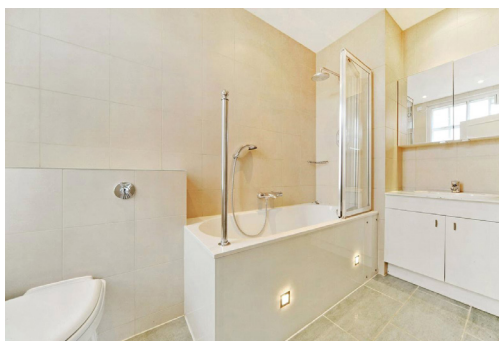
### The property

The property boasts a principal bedroom with a generous walk-in dressing-room and en suite bathroom, an expansive reception room and dining area. The apartment has the rare luxury of modern roof-lights in the spacious hallway, a feature which ensures this fourth-floor flat is always pleasantly bright. The reception room overlooks Argyll Road, one of the most Parisian of pretty Kensington streets. Furthering its appeal, the flat also has a useful lock-up store-room and concierge.

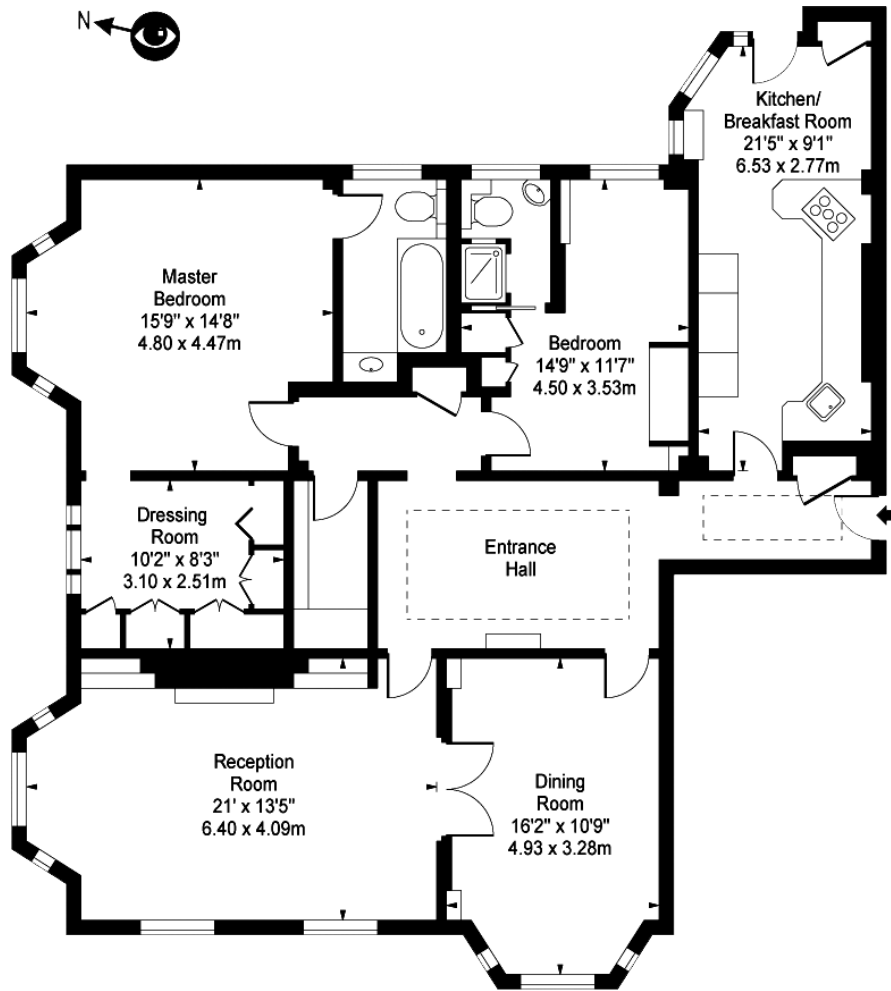


### Location

Ideally situated in the heart of Kensington, this property sits moments away from Holland Park and Kensington Gardens and is located on the celebrated Kensington High Street. Considered a thriving pocket of London, Kensington High Street remains one of West London's most celebrated high streets, with up-market shops and cafes and excellent transport links including the District & Circle Lines from High Street Kensington Station.







Fourth Floor

### Floorplans

Gross internal area 1,425 sq ft (132.38 sq m)

For identification purposes only.

### General

Tenure: Share of Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £5,568.59 paid six monthly in advance. Reserve fund £1,736.10 paid six monthly in advance

Ground Rent: £50

Council Tax: Band F

EPC Rating: G

Parking: Residents' permit

Broadband: High Speed Internet available

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## Kensington

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