



Kensington High Street, London, W8 6SU

£1,350,000

OVER 730 SQ FOOT ONE BED WITH SOUTH FACING BALCONY IN THE HEART OF KENSINGTON

An exceptional 1 bedroom apartment for sale within this beautifully restored building of classic contemporary design, set within an Edwardian terrace.

This exclusive development is set right at the heart of one of London's most desirable residential districts 'Kensington High Street' and moments from the City's vibrant West End.

Situated on the 1st floor, fitted with underfloor heating, comfort cooling system, fully fitted hand built kitchen with quartz worktops, walk in wardrobes and an elegant bathroom suite.

Short walk to Kensington High Street tube station and all the fabulous shops, department stores, cafes and restaurants, that you would expect from London's most desirable address!

Chain free sale.

- Kensington High Street W8
- Next to Kensington High St Station
- Unfurnished
- Available from now
- 1 Bedroom apartment
- Beautifully restored building
- Comfort cooling
- 700 sq ft
- Heart of London's West End
- South facing balcony

Kensington High Street, London, W8 6SU



RECEPTION ROOM



KENSINGTON HIGH ST



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

Kensington High Street, London, W8 6SU



BEDROOM



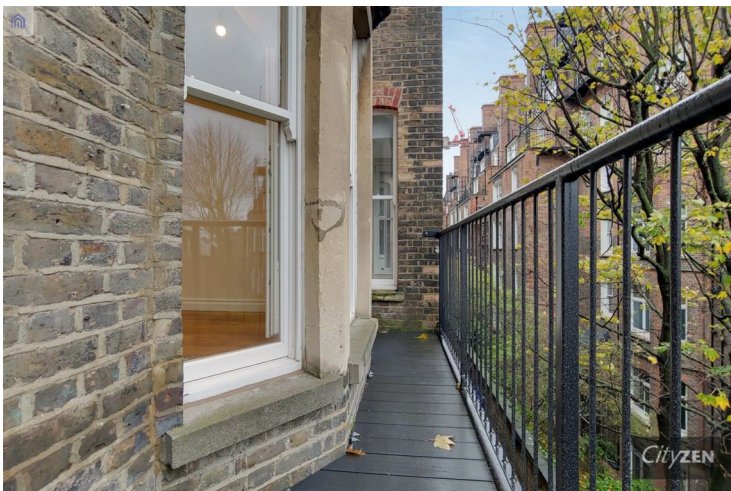
KENSINGTON HIGH ST



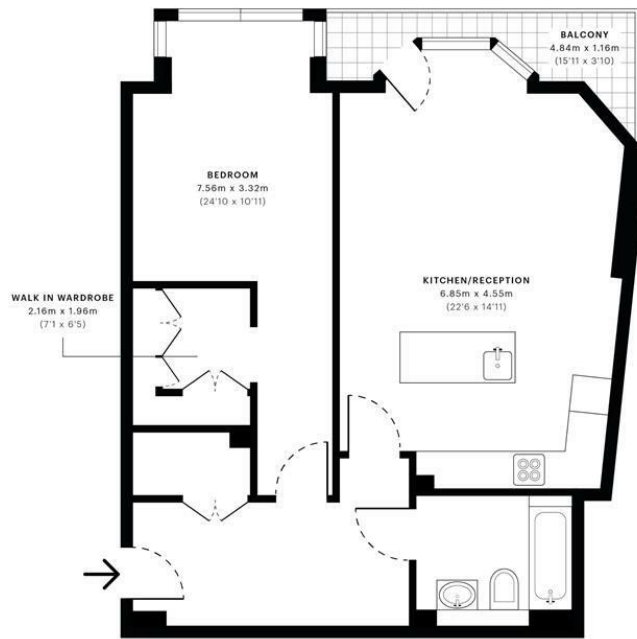
BATHROOM



KENSINGTON HIGH ST STATION



BALCONY



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
68.54 sqm / 737.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes walkrobes, restricted head height
64.29 sqm / 692.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.14 sqm / 44.56 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW136 RESIDENTIAL 73.31 sqm / 789.10 sqft
IPW136 RESIDENTIAL 69.63 sqm / 751.66 sqft

spec id: 5f6bda44c7e0f0db783dd5

Energy Efficiency Rating

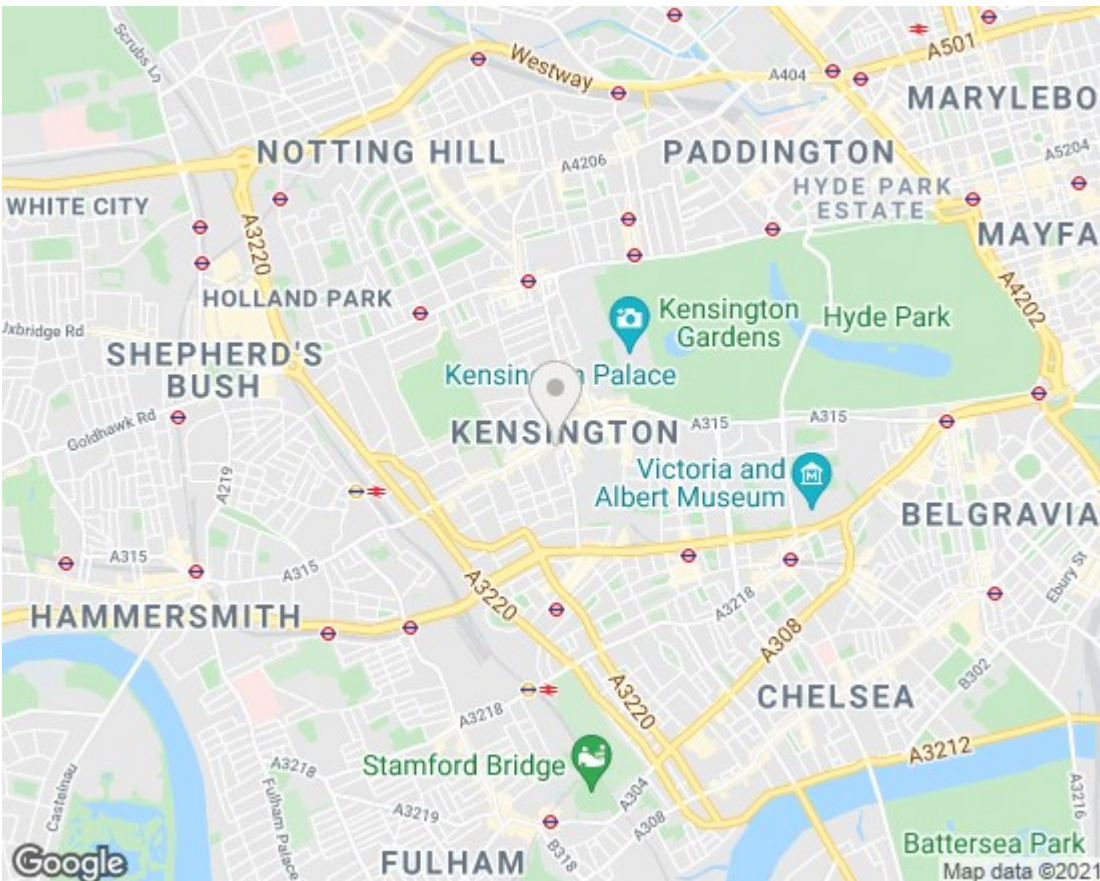
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.