

Kensington Place

Kensington - W8

Guide Price £2,800,000

HardingGreen



Hillgate Village Freehold House

Three Bedrooms + Study

Roof Terrace

Garden

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Description



A beautifully presented three bedroom Hillgate village house on Kensington Place. The property comprises three double bedrooms, two bathrooms, a stunning double reception room leading to a roof terrace, kitchen/dining room and a study. This charming house further benefits from a delightful garden accessed via the kitchen.

Situation

Hidden from the hustle & bustle of Notting Hill and Kensington Church Street, Hillgate Village is a small and quiet community of streets made up of pastel coloured houses. Conveniently placed for all the shopping and restaurants that Notting Hill & Kensington have to offer, it is also within easy reach of Portobello market and the excellent transport links of Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within walking distance.

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Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london08.com © 2019 hello@london08.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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