



**CHENISTON GARDENS, W8**  
**£215,000 SHARE OF FREEHOLD**

**A BRIGHT STUDIO FLAT SITUATED ON THE SECOND FLOOR OF A WELL MAINTAINED VICTORIAN TERRACED HOUSE.**

Kensington | 020 7727 1500  
118 Kensington Church Street, Kensington, London, W8 4BH



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### **DESCRIPTION:**

A bright studio flat situated on the second floor of a well maintained Victorian terraced house. This compact flat would make a perfect rental investment, pied a terre or ideal for a first time buyer wanting a central location.

Cheniston Gardens is located with the Royal Borough of Kensington & Chelsea and close to Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Studio Room | Open Plan Kitchen | Shower Room

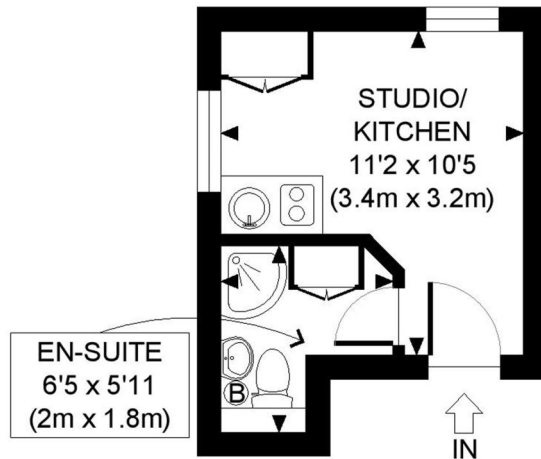
### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington (Circle and District Lines)





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 124 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 124 SQ FT/ 12 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		64	72
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		71	80
EU Directive 2002/91/EC			

**Lease:** 999 years from 29 September 1999  
**Ground Rent:** TBC  
**Service Charge:** TBC  
**Council tax band:** A

*Please note all figures are approximate*

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