



BRUNSWICK GARDENS, W8
£800,000 LEASEHOLD – 968 YEARS REMAINING

A VERY WELL PRESENTED ONE BEDROOM FLAT SITUATED ON THE FIRST FLOOR OF A VICTORIAN STUCCO FRONTED TERRACED HOUSE IN A SOUGHT AFTER STREET.

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DESCRIPTION:

A very well presented one bedroom flat situated on the first floor of a Victorian stucco fronted terraced house in a sought after street. The property has a reception room with parquet flooring and two sets of French windows onto an ornamental balcony. There is a modern open plan kitchen, a double bedroom and an en suite bathroom.

Brunswick Gardens is an attractive cherry tree lined street situated off Kensington Church Street and is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

ACCOMMODATION:

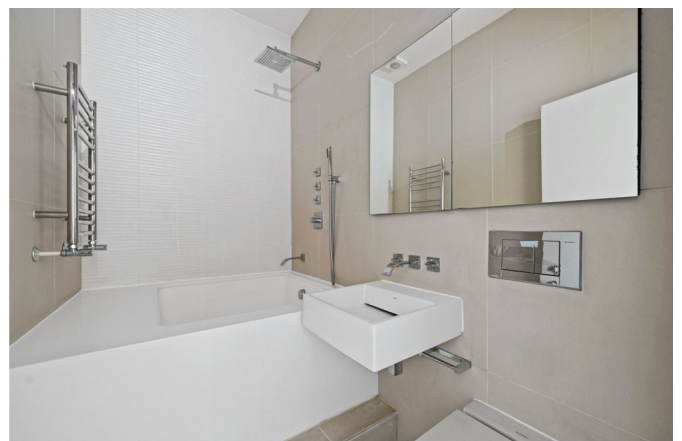
Reception Room | Open Plan Kitchen | Bedroom | Bathroom

LOCAL AUTHORITY:

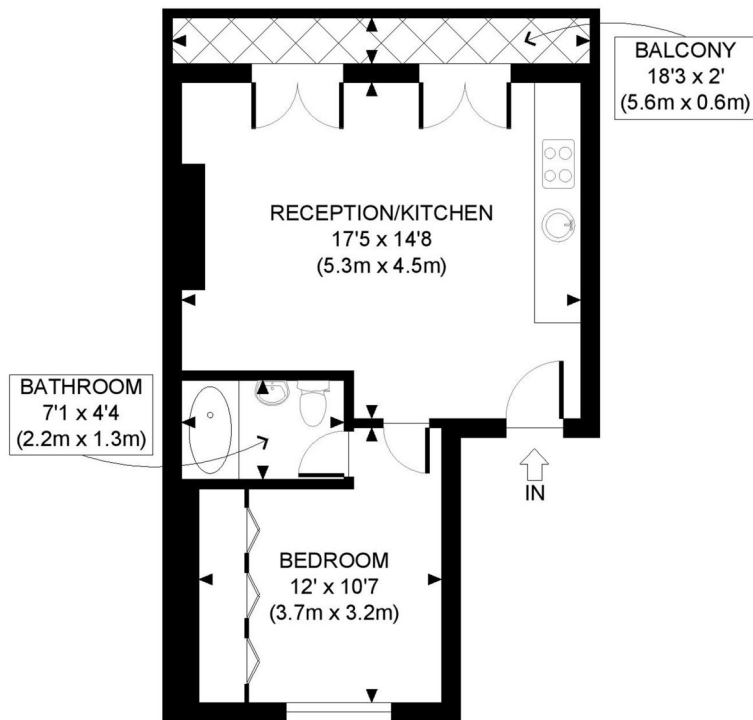
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
High Street Kensington







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 418 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 418 SQ FT/ 39 SQM

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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.

PROPERTY PHOTO PLANS COOK
ONE STOP SHOP FOR PROPERTY MARKETING

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 | | |
| (21-28) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 69 | 76 |
| EU Directive 2002/91/EC | | | |

Lease: 968 years remaining
Ground Rent: None
Service Charge: £1686 per annum
Council tax band: G

Please note all figures are approximate

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for every step...

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