



**KENSINGTON HEIGHTS, 91-95 CAMPDEN HILL ROAD, LONDON, W8
£1,195,000 SHARE OF FREEHOLD**

**A VERY WELL PRESENTED AND BRIGHT TWO BEDROOM FLAT SITUATED
ON THE SECOND FLOOR (WITH LIFTS) OF A WELL MAINTAINED MODERN
PORTERED BLOCK WITH DEDICATED SECURE UNDERGROUND PARKING.**

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DESCRIPTION:

A very well presented and bright two bedroom flat situated on the second floor (with lifts) of a well maintained modern portered block with dedicated secure underground parking. The property has a west facing reception room with sliding glass door to a generous balcony. There is also a well equipped kitchen, two bedrooms, bathroom and en suite shower room. The flat is in a favoured position in the block which is both quiet and has attractive views.

Kensington Heights is situated at the top of Campden Hill Road which runs between Kensington High Street and Notting Hill Gate with their excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

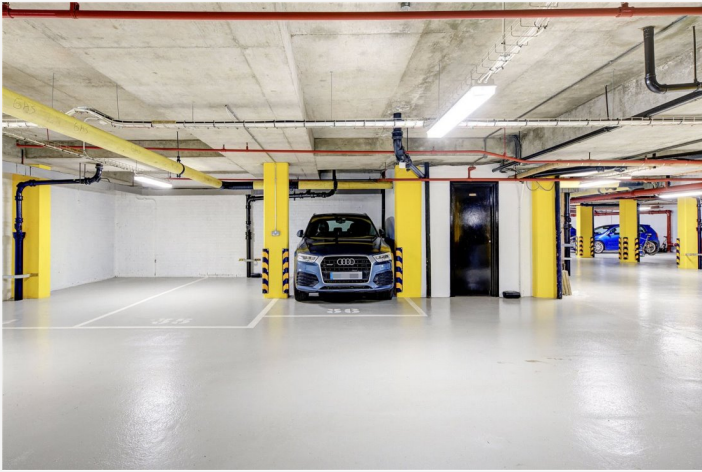
ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Two Bedrooms | En suite Shower Room | Bathroom | Underground Parking Space | Lifts | Portorage

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
Holland Park
High Street Kensington



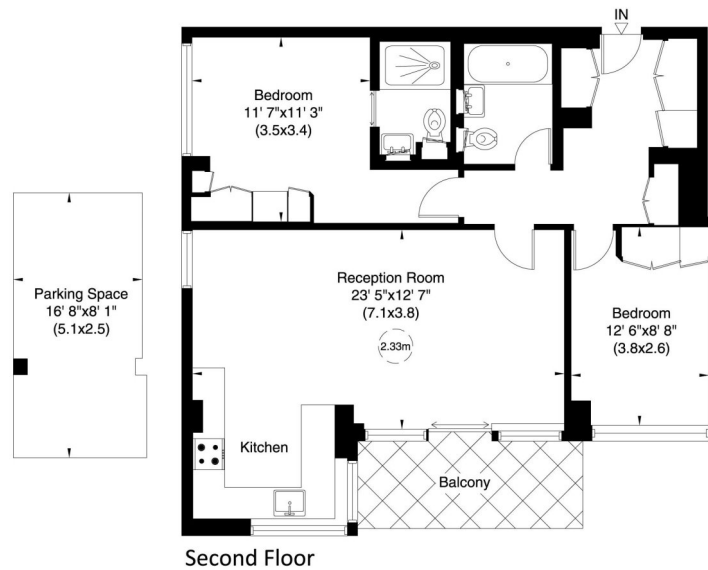


Kensington Heights, Campden Hill Road, W8

Approximate Gross Internal Area

79 sq m/ 852 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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	80	83
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 121 years (less 10 days) from 29 September 1972

Service Charge: £8,068.78 per annum

Ground Rent: none

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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