



**SHEFFIELD TERRACE, W8**  
**£750,000 LEASEHOLD**

**A ONE BEDROOM FLAT WITH ROOF TERRACE AND A BALCONY  
OVERLOOKING DELIGHTFUL COMMUNAL GARDENS.**

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### **DESCRIPTION:**

A one bedroom flat with roof terrace and a balcony overlooking delightful communal gardens. The property is situated on the third floor of a well maintained converted Victorian terraced house and has exceptionally long views over the roof tops of London. This charming and bright flat is now in need of refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste.

Sheffield Terrace is a quiet and sought after address situated within The Royal Borough of Kensington & Chelsea and is located between Kensington High Street and Notting Hill Gate with their myriad of excellent shops, restaurants and transport facilities. As well as access to the communal gardens the green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Entrance Hall | Reception Room | Kitchen | Bedroom | Bathroom | Roof Terrace | Balcony | Communal Garden

### **NEAREST PUBLIC TRANSPORT:**

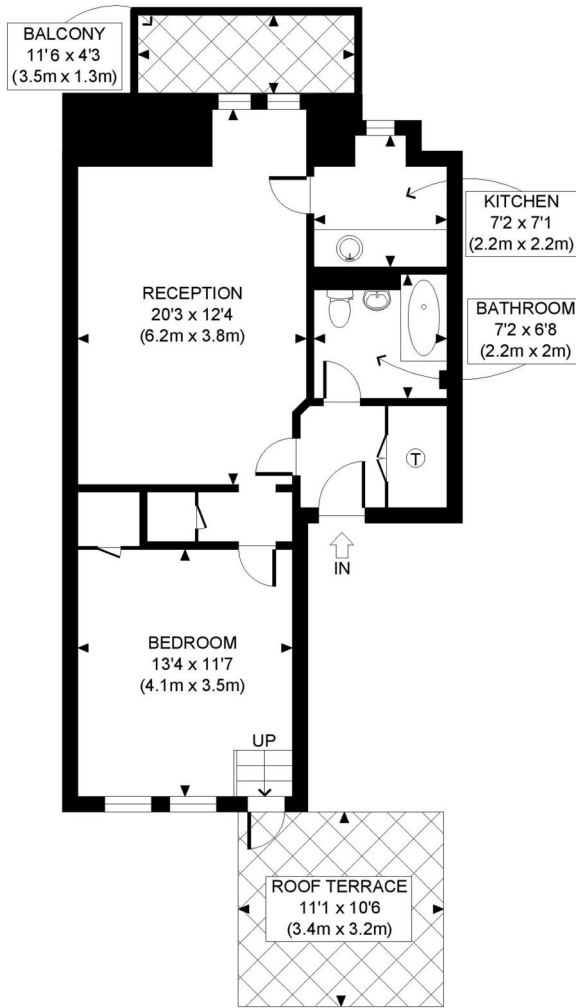
Notting Hill Gate  
High Street Kensington











THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 568 SQ FT



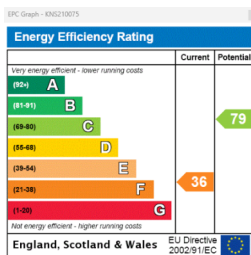
APPROX. GROSS INTERNAL FLOOR AREA: 568 SQ FT/ 53 SQM

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PROPERTY PHOTO PLANS  
THE TOP SHOP FOR PROPERTY BRANDING

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.



**Lease:** new 95-year lease  
**Ground Rent:** peppercorn  
**Service Charge:** £1,800 per annum  
**Council tax band:** E

*Please note all figures are approximate*

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