



**VICARAGE GATE, W8**  
**£1,000,000 SHARE OF FREEHOLD**

**A THREE BEDROOM APARTMENT SITUATED ON THE FOURTH FLOOR (WITH LIFTS) OF A WELL MAINTAINED PORTERED BLOCK IN A CENTRAL LOCATION.**

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## **DESCRIPTION:**

A three bedroom apartment situated on the fourth floor (with lifts) of a well maintained portered block in a central location. Accommodation includes a reception room with long views to the south, separate kitchen, three double bedrooms, bathroom and separate WC. The apartment is now in need of full refurbishment allowing any incoming purchaser the opportunity to create a home in their own style and taste. There is no onwards chain.

Winchester Court is located on the corner of Vicarage Gate and Kensington Church Street and is therefore close to the many excellent shops, restaurants and transport facilities on both Kensington High Street and Notting Hill Gate. Winchester Court is also close to the green open spaces of both Kensington Gardens and Holland Park.

## **ACCOMMODATION:**

Entrance Hall | Reception Room | Kitchen | Three Double Bedrooms | Bathroom | Separate Guest WC | Porterage | Lifts

## **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

## **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Notting Hill Gate



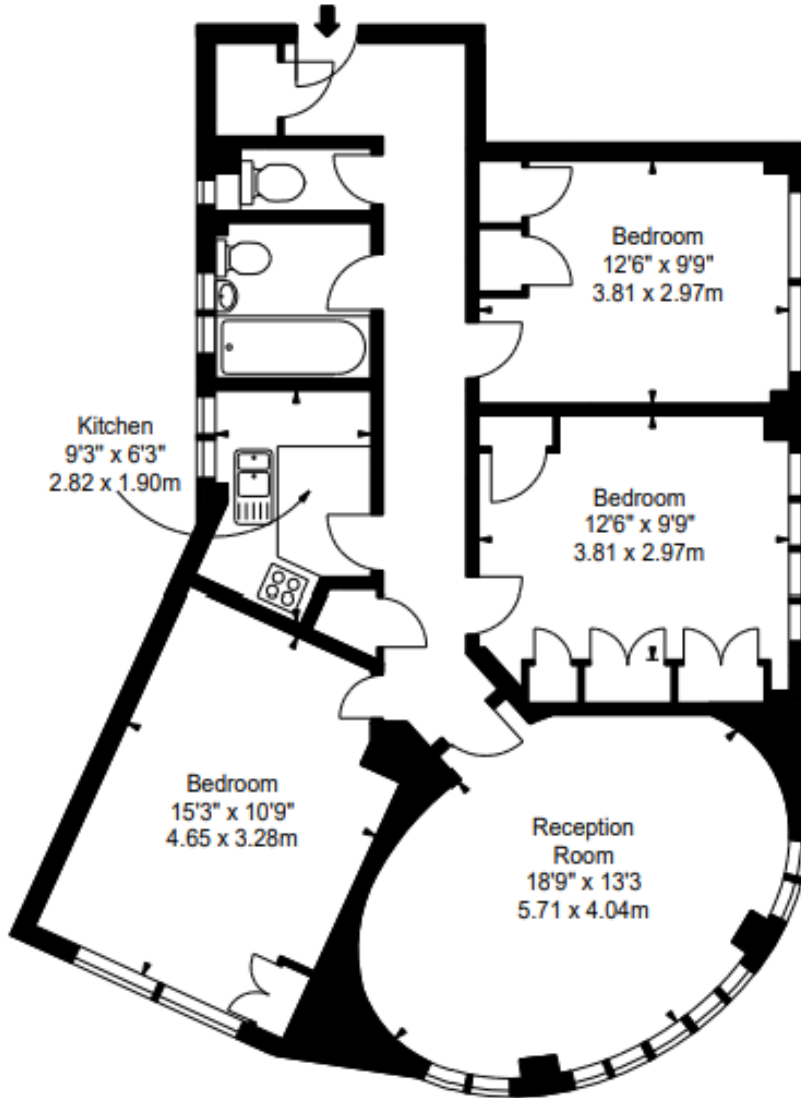


**WINCHESTER COURT W8**  
**APPROX. GROSS INTERNAL AREA \***  
**923 Ft<sup>2</sup> - 85.74 M<sup>2</sup>**



Illustration For Identification Only, Not to Scale  
 All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by 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	72	72
(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	

**Lease:** 959 years remaining  
**Ground Rent:** not applicable  
**Service Charge:** approx. £10,000 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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