



**DE VERE GARDENS, W8**  
**£1,150,000 LEASEHOLD**

**A SPACIOUS AND BRIGHT TWO BEDROOM FLAT WITH A ROOF TERRACE WHICH IS SITUATED ON THE TOP FLOOR (FOURTH WITH LIFT) OF A GRAND VICTORIAN BUILDING WITH RESIDENT PORTER.**

Kensington | 020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)

**Winkworth**

for every step...

*winkworth.co.uk*



### **DESCRIPTION:**

A spacious and bright two bedroom flat with a roof terrace which is situated on the top floor (fourth with lift) of a grand Victorian building with resident porter. The flat has a large reception room with three west facing sash windows, skylight, wooden floors and a fireplace. There is a separate kitchen with door to the roof terrace.

De Vere Gardens is a sought after street located within the Royal Borough of Kensington & Chelsea and is close to the many excellent shops, restaurants and transport facilities on Kensington High Street. The green open spaces of Kensington Gardens are also just at the end of the road.

### **ACCOMODATION:**

Reception Room | Kitchen | Two Bedrooms | Bathroom | Porterage | Lift

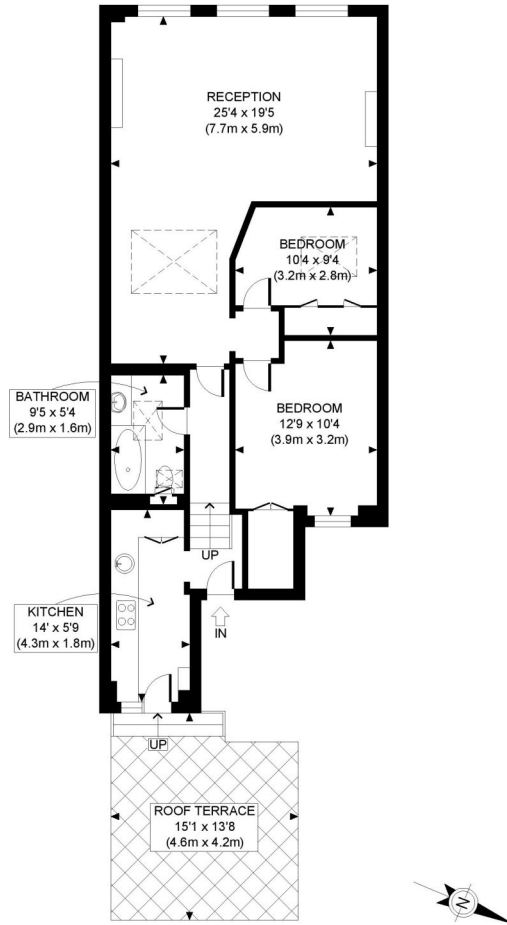
### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
Gloucester Road





FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 826 SQ. FT

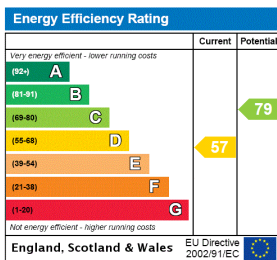
APPROX. GROSS INTERNAL FLOOR AREA: 826 SQ. FT/ 77 SQM

**Winkworth**

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

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: 163 years remaining  
 Ground Rent: none  
 Service Charge: £8,464.56 per annum  
 Council tax band: G

*Please note all figures are approximate*

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.