



Thackeray House, Thackeray Street
London, W8



Beyond your expectations

A super bright quadruple aspect 2 bedroom 2 bathroom apartment

Hamptons International
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Leasehold 123 years | 2 Double Bedrooms | 1 Reception Room | 2 Bathrooms | Flat | First Floor | Potential Rental Investment | Original Period Features | Good Decoration | Approx 797 Sq Ft | Service Charge £700 per Quarter.

Asking Price £1,175,000 Leasehold

Description

A lovely first floor apartment with many original period features which offers a wide entrance hallway, bright living room with open plan smart kitchen, master bedroom with original fireplace, second double bedroom and two bathrooms (1 en-suite). Solid oak floors throughout. Secure store room in the basement.

Location

The flat is just off Kensington Square which is one of the oldest garden squares in London (1685). Thackeray Street has a lovely village atmosphere with a super Italian bistro, French cafe, minimarket, hair dresser, dry cleaner and more, all on the door step. Whole foods and Kensington High Street Underground for the Circle and District lines are moments away as are the wide-open spaces of Kensington Palace Gardens and Hyde Park.

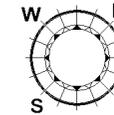
Additional Information

Tenure: Leasehold 123 years unexpired. Service Charge: £800 per quarter (approx. 2017/18)
Ground Rent: N/A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

THACKERAY HOUSE



APPROXIMATE GROSS INTERNAL AREA
 STORAGE (INCLUDING REDUCED HEADROOM)
 20 SQ. FT. (1.9 SQ. M.)
 FIRST FLOOR = 777 SQ. FT. (72.2 SQ. M.)
 TOTAL = 797 SQ. FT. (74.1 SQ. M.)

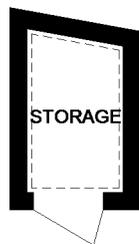
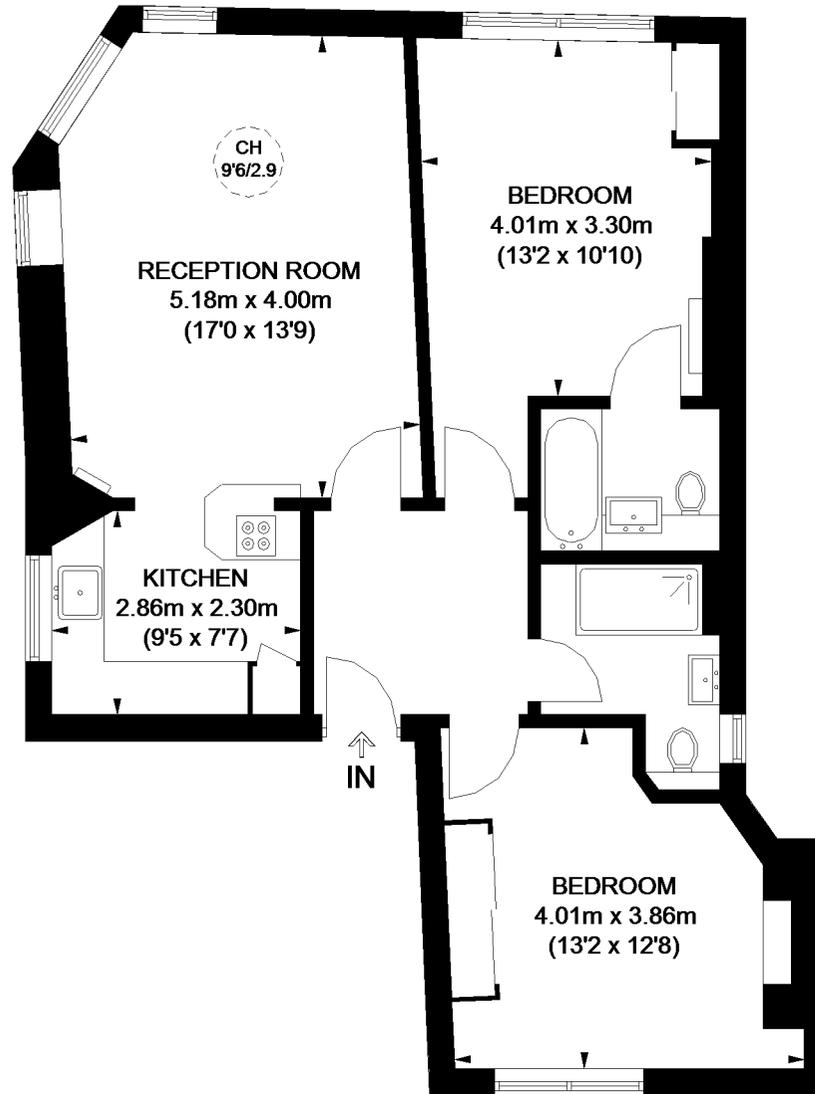


= CEILING HEIGHT



= REDUCED HEADROOM BELOW 1.5M / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID474257)



BASEMENT

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

FIRST FLOOR

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

