



Palace Gardens Terrace, London

W8

150
YEARS

HAMPTONS
INTERNATIONAL

A charming garden flat on the famously pretty cherry tree estate

Hamptons International

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2 Bedrooms | 1 Reception Room | 2 Bathrooms | Flat | Period | Basement | Patio | Unmodernised decoration | Leasehold 966 years | 1006 Approx Sq Ft

Guide Price £1,399,000 Leasehold

Description

A charming garden flat on what some regard as the best street in W8. West facing living room with large bay window. Modern kitchen, Two bedrooms Bathroom & shower room. The apartment could benefit some cosmetic updating.

Location

Situated on the renowned cherry tree estate, Palace gardens terrace is regarded as one of Kensington's best streets.

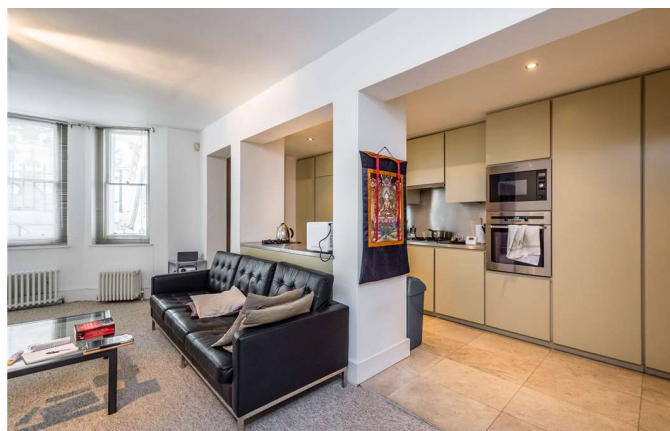
The property is in close proximity to the lovely green spaces of Kensington Palace Gardens and Hyde Park, with shopping and transport amenities of Kensington High Street half a mile south.

Additional Information

Tenure: Leasehold 999 years from 1st January 1987;

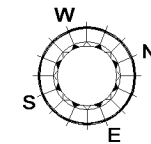
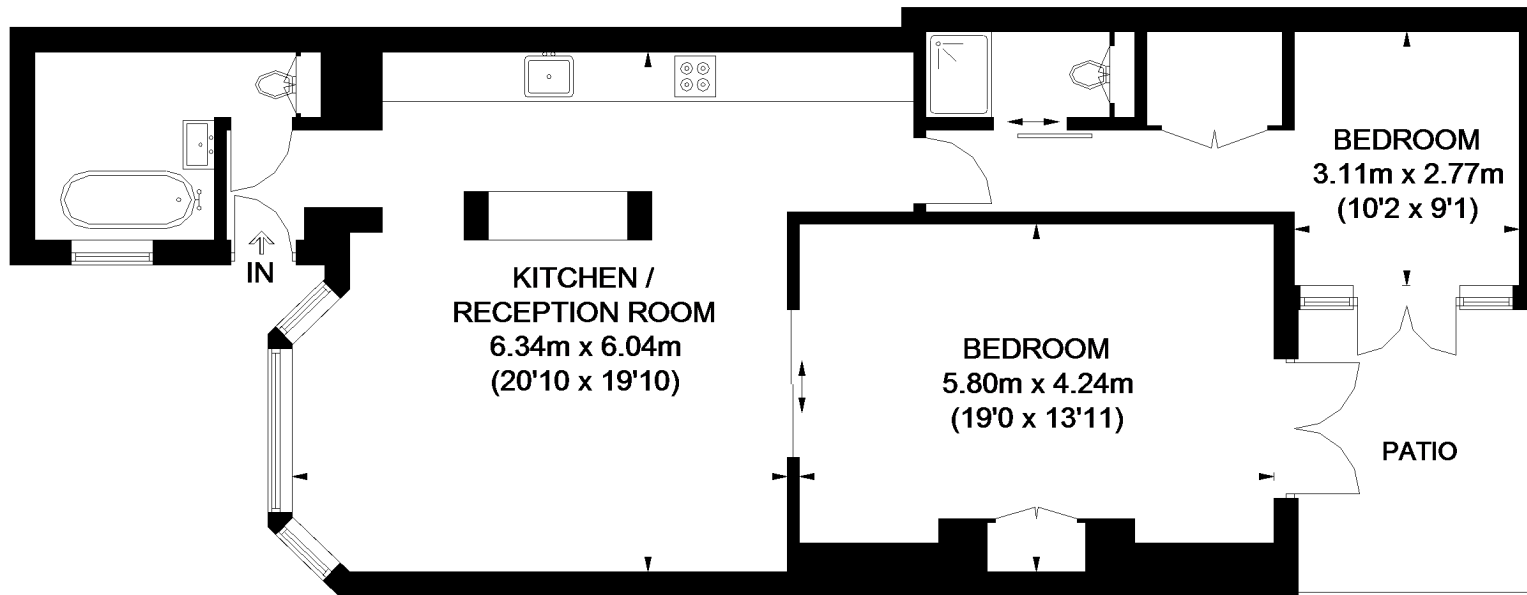
Unexpired 966 years

Service charge: £ 2100 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PALACE GARDENS TERRACE



APPROXIMATE GROSS INTERNAL AREA
1006 SQ. FT. (93.5 SQ. M.)

LOWER GROUND FLOOR

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 (ID541299)

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.

