



HEREFORD ROAD KENSINGTON W2

A PERFECTLY PROPORTIONED ONE BEDROOM APARTMENT, WITH HIGH CEILINGS AND GOOD ENTERTAINING SPACE, SET ON THE SECOND FLOOR OF THIS HANDSOME WHITE STUCCO HOUSE.



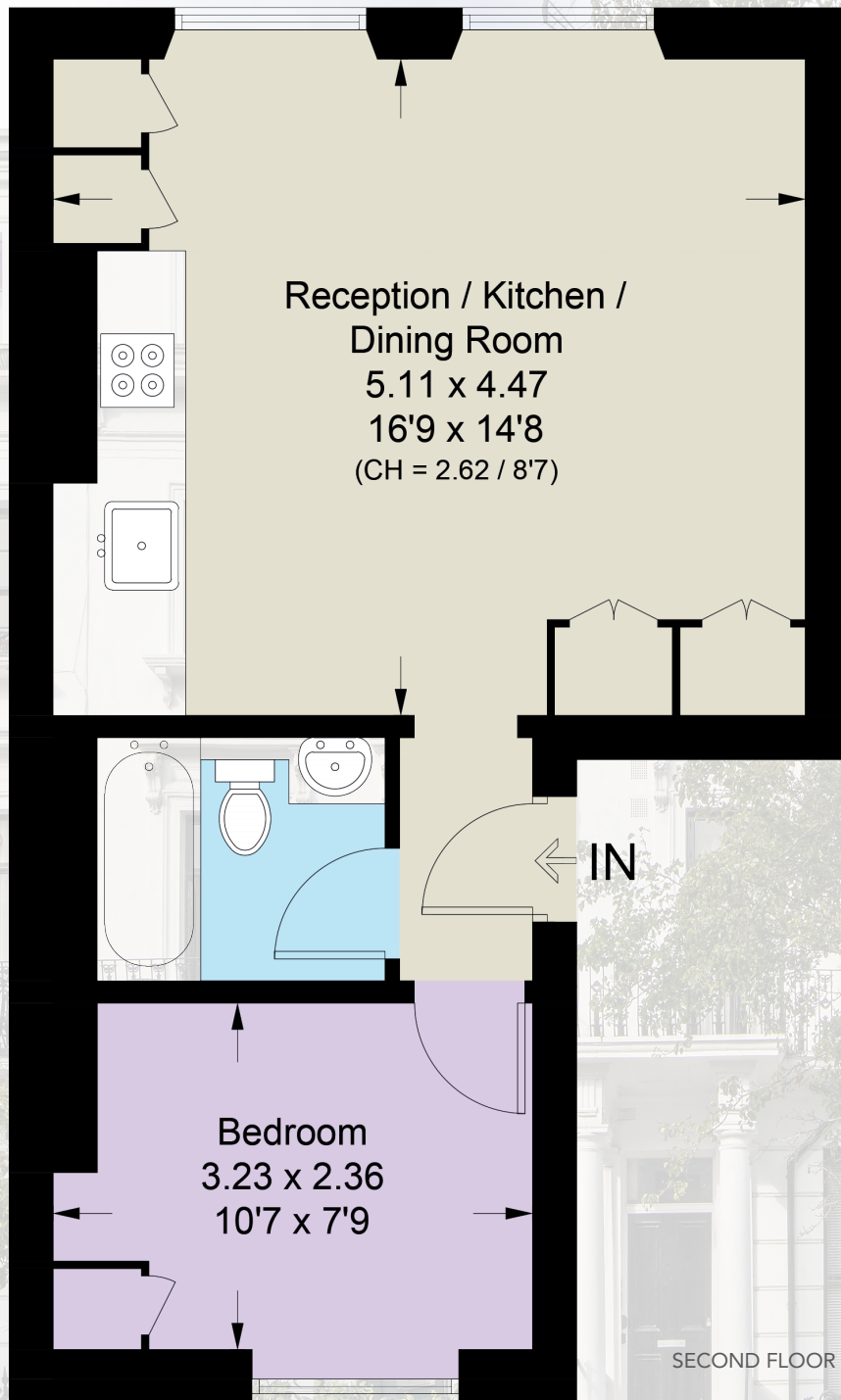
This beautifully presented apartment spans the whole second floor of this elegant Victorian building.

With a large open plan living area featuring a Shaker style kitchen and with large sash windows throughout the flat has an exceptional feeling of light coupled with a pleasant aspect to the front and to the back.

A good-sized double bedroom and bathroom complete the accommodation and the building is very well positioned at the favoured north end of Hereford Road.

The huge range of shops and restaurants on Westbourne Grove are close by as is the very popular Artesian Village. Notting Hill Gate Station (Central, District and Circle Lines) is 0.5 miles away and Royal Oak station (Hammersmith & City and Central Lines) is a short walk from the flat.





Reception / Kitchen /
Dining Room
5.11 x 4.47
16'9 x 14'8
(CH = 2.62 / 8'7)

Bedroom
3.23 x 2.36
10'7 x 7'9

SECOND FLOOR



GROSS INTERNAL AREA (APPROX)
404 SQ FT / 37.5 SQ M

Guide price: £575,000

Service Charge: To be advised

Tenure: Leasehold 125 years from 2009

Local Authority: City of Westminster

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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