

## Young Street, Kensington and Chelsea W8

Set within this hugely popular development, and rarely available, this two bedroom, twp bathroom apartment is set on the third floor and enjoys far reaching views from a large private balcony. The apartment is finished to exacting standards throughout.











EPC

Guide price: £2,850,000

Tenure: Leasehold: approximately 118 years remaining

Service charge: £14,913.80 per annum, reviewed every year, next review due

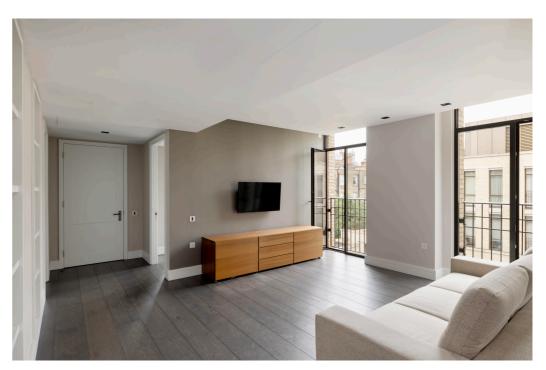
2025

Ground rent: £850 per annum, reviewed every ten years, next review due

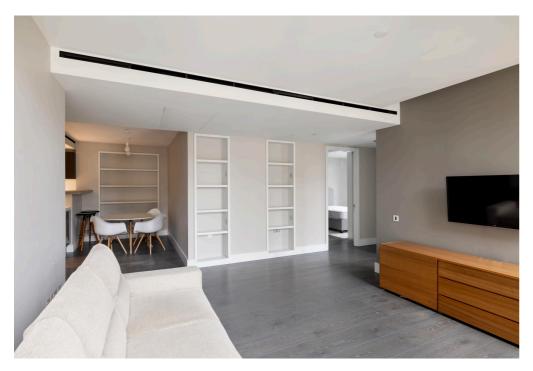
2034

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

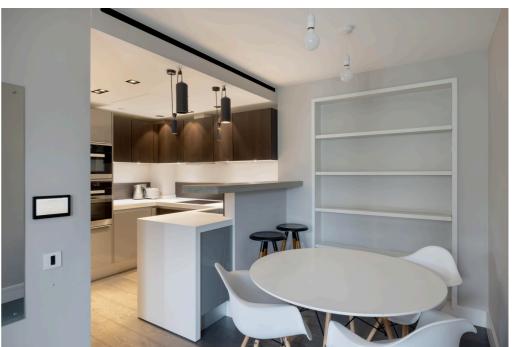








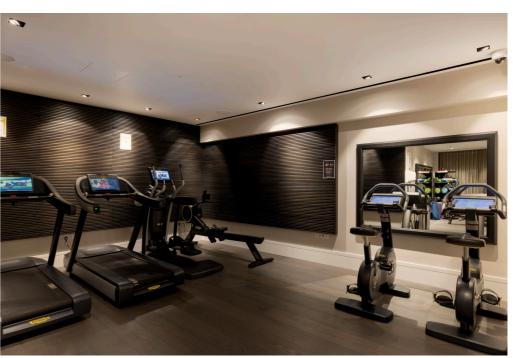












## Young Street, W8

Approximate Floor Area = 85.8 sq m / 924 sq ft



Reception Room
4.65 x 2.62
15'3 x 8'7

Reception Room
4.93 x 4.06
16'2 x 13'4
(CH = 2.46 / 8'1)

Redroom
4.09 x 2.74

13'5 x 9'0

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Kensington

52-56 Kensington Church I would be delighted to tell you more

**Third Floor** 

Street Robert French W8 4DB 020 3892 3576

knightfrank.co.uk robert.french@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated September 2024. Photographs and videos dated September 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.