



Church Close, Kensington Church Street W8

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# Close Church, Kensington W8

Set on the ground floor of a charming and historic gated development. Accommodation extends to 1,420 sq ft and comprises of two bedrooms, two bathrooms, a modern fitted kitchen and spacious double reception room. The gated block also benefits from a private patio garden.

Situated on Kensington Church street, with excellent transport links from Notting Hill Gate and High Street Kensington, the property is positioned amongst the local cafes and shops, moments away from Hyde Park.



**Guide price:** £2,500,000

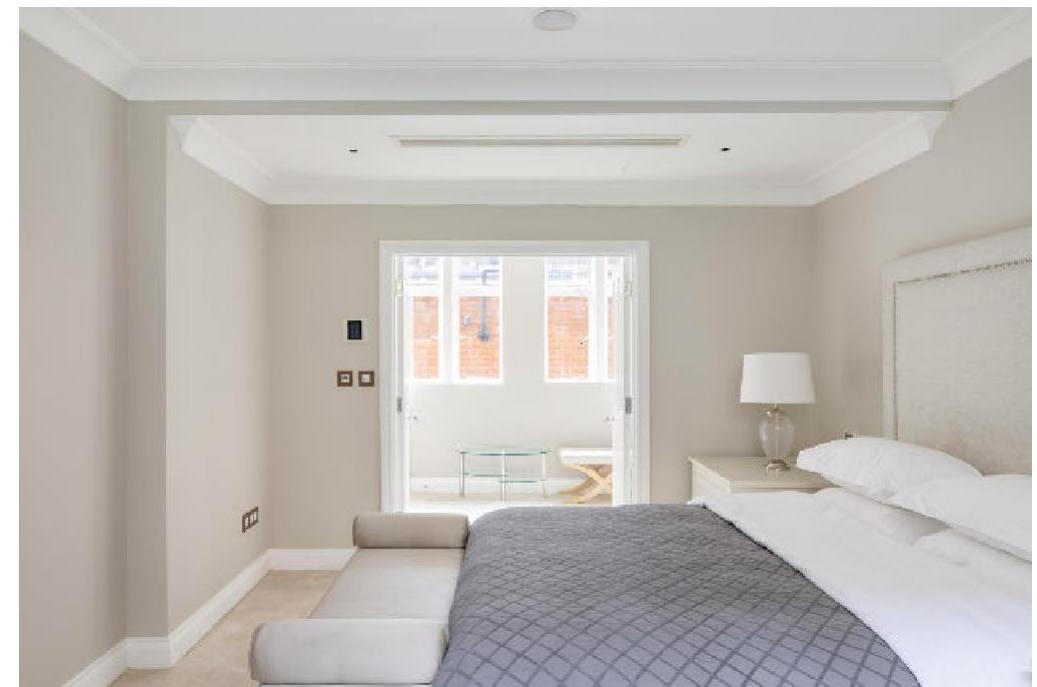
**Tenure:** Share of freehold, approximately 953 years remaining

**Service charge:** £7,314.92 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G







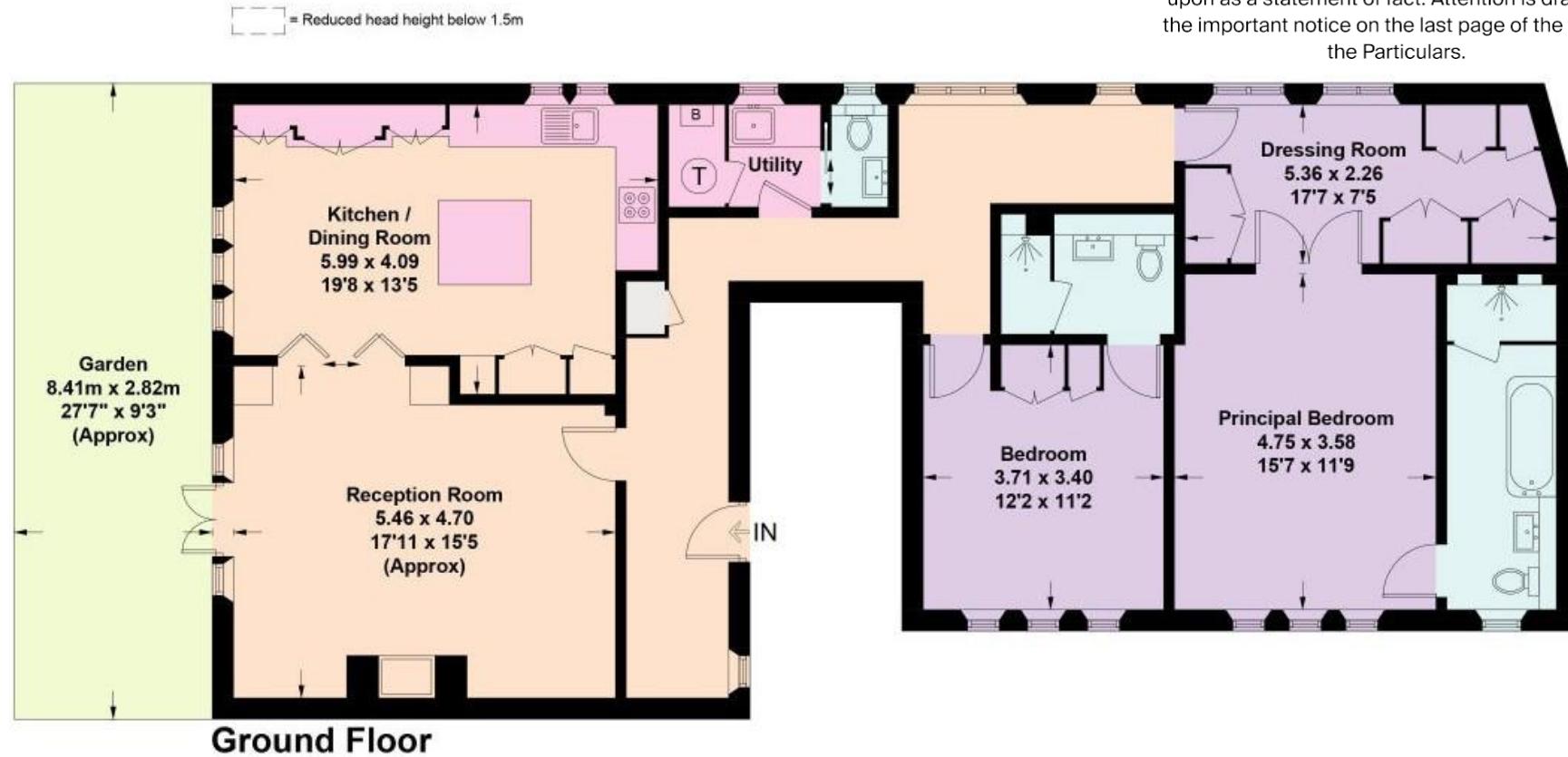


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**Approximate Gross Internal Floor Area**  
**131.9 sq m / 1420 sq ft**



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.



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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.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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