

35 Kensington Court, W8

THACKERAYS

Estate Agents





## 35 Kensington Court, W8 (£3,350,000)

Kensington House has recently been refurbished, with work to the exterior of the building being completed and a new passenger lift recently installed. Kensington Court is a quiet residential street well situated for the shopping and transport amenities of Kensington High Street as well as the open spaces of Kensington Gardens. The flat overlooks a tree-lined section of the street and enjoys a light east and west facing aspect.

ENTRANCE HALL DRAWING ROOM DINING ROOM KITCHEN 4 BEDROOMS 2 EN SUITE BATHROOMS SHOWER ROOM BASEMENT STORAGE UNIT PASSENGER LIFT RESIDENT PORTERAGE

LEASEHOLD WITH A SHARE OF THE FREEHOLD  
SERVICE CHARGE £7249 APPROXIMATELY PER ANNUM

**Status:** Sold  
**Ground Rent:** £1  
**Freehold:** No  
**Outside:** No

**Date Available:** 19th October  
**Lease Expires:** 86 years  
**Porter:** Yes  
**Lift:** Yes

4 Bedrooms  
2 Reception Rooms

3 Bathrooms





The details herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. All reasonable steps have been taken to avoid an error or misdescription arising but all room measurements are approximate; the appliances, heating and electrical systems have not been tested by us and intended purchasers are advised to make their own tests; and reference to alterations to, or use of, an part of the property is not a statement of fact that any necessary planning, building or other consent has been obtained; these matters must be verified by any intending purchaser. The mention or omission of any fixtures or fittings within these particulars is not intended to imply that the same is included within the sale of the property and all particulars are for guidance only and any description or information should not be relied upon as a statement of fact or representation of fact or that the property or its services are in good condition. Thackerays nor any of their employees has any authority to make or give any representation or warranty whatever in relation to this property.