## **THACKERAYS**

Estate Agents

# 35 Kensington Court, W8



E-Mail: sales@thackerays.net Tel: +44 (0) 207 937 3300 Fax: +44 (0) 207 937 6699

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Date Available: 19th October

**Lease Expires:** 86 years

### 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.

Porter: Yes

Lift: Yes

4 Bedrooms 2 Reception Rooms 3 Bathrooms











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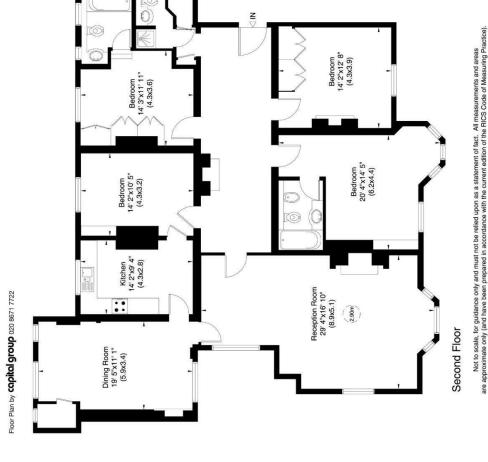
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# 10 Kensington House 35 Kensington Court, W8

Gross internal area (approx.) 188 Sq m (2024 Sq ft) For identification only, Not to Scale



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 safe and reference to alterations to, or safe 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.