



Stanford Road, W8 (£2,400,000)

This spacious, light-filled, and well-proportioned four-bedroom apartment occupies the third floor of a quietly positioned apartment building in one of Kensington's most desirable residential locations. Benefiting from a sunny south-facing double reception room and principal bedroom, the property enjoys an abundance of natural light throughout. The accommodation comprises an elegant drawing room and dining room, a generous kitchen/breakfast room, four well-appointed bedrooms, two bathrooms (including one en suite), a guest cloakroom, and a separate utility room. Finished with attractive wood flooring throughout and presented in good condition, the apartment offers comfortable family living with the added benefits of resident portorage and a passenger lift.

Status: Viewing

Lease Expires: 944 years

Porter: No

Lift: No

Ground Rent: £50

Freehold: No

Outside: No

Key features:

- South-facing principal bedroom
- Generous kitchen/breakfast room
- Guest WC and separate utility room
- Wood flooring throughout
- Passenger lift
- Resident portorage

Share of Freehold

Leasehold: 999 years from 29 September 1971

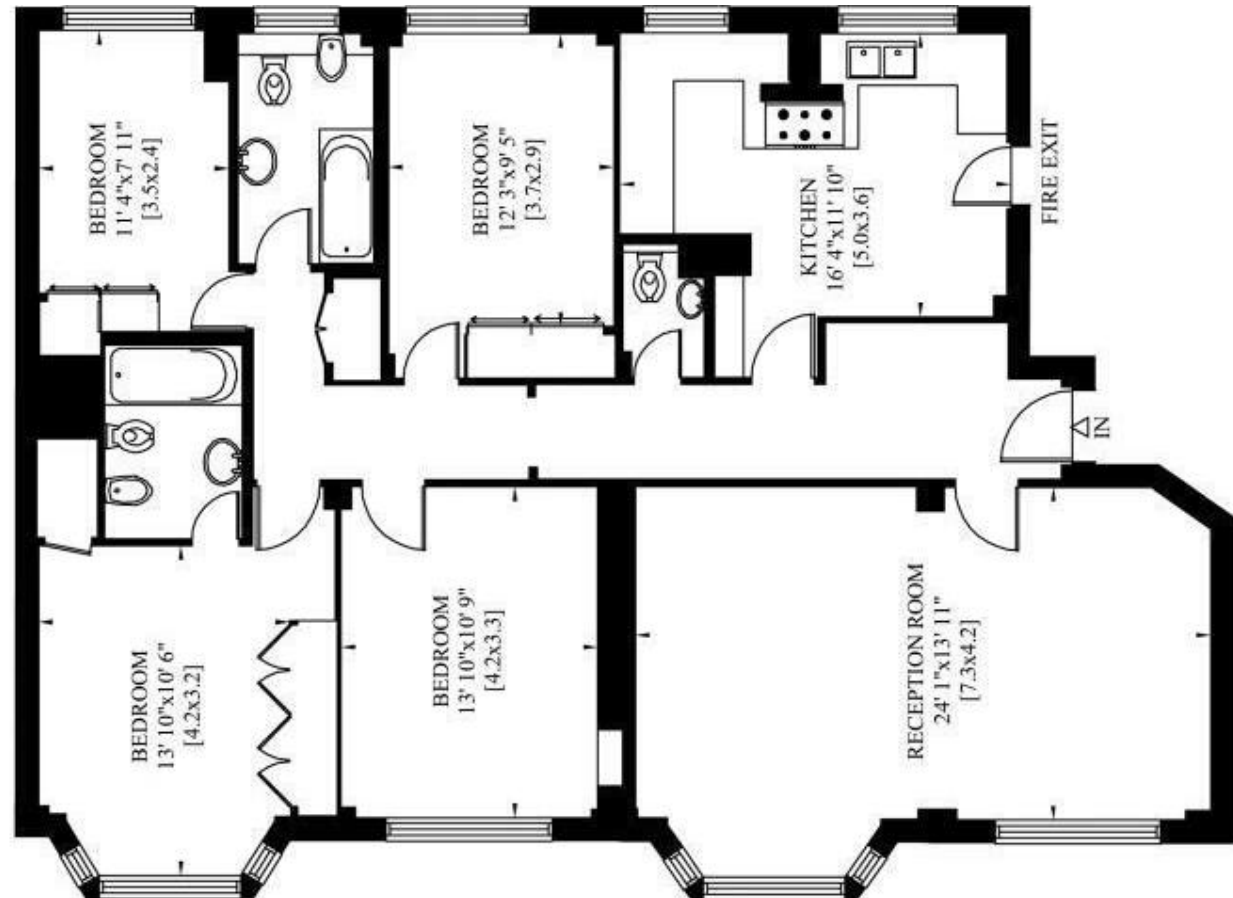
Service Charge: £4,964.59 every six months (including reserve fund, communal central heating, and hot water)

Ground Rent: £50 per annum



COTTISMORE COURT LONDON W8

Gross Internal Area: 139 Sq. metres
1497 Sq. feet



THIRD FLOOR

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.