



# KENSINGTON COURT, KENSINGTON W8

£2,925 Per Week (£12,675 PCM)

## FEATURES

- Second floor lateral 3 bedroom bedroom apartment
- Concierge
- Close to Kensington Park Gardens
- Recently renovated
- Communal garden
- 0.3 miles to High Street Kensington



**Maskells**

Energy Efficiency Rating	
Current	Potential
82	86

  

Energy Efficiency Rating	Approximate Floor Area (sq m)	Approximate Floor Area (sq ft)
A	91-101	979-1084
B	81-90	870-969
C	71-80	761-860
D	61-70	652-751
E	51-60	543-642
F	41-50	434-533
G	31-40	325-424

England & Wales EU Directive 2002/91/EC

## 27 KENSINGTON COURT LONDON W8 5DH

Approximate Floor Area = 148.5 sq m / 1598 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #76711

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Council Tax Band: H

A fantastic lateral 3 bedroom apartment positioned over the second floor of this handsome red brick building with south facing views over Kensington Court. Featuring wonderful parquet flooring and a wealth of natural light, this apartment comprises of a stylish open plan kitchen fitted with Miele appliances and a glorious reception featuring views of the surrounding area. In addition is a spacious master bedroom with plenty of storage, an opulent en-suite bathroom with separate bath and shower and his and hers sinks. There are two further double bedroom suites and a large storage cupboard. Energy Rating B.

The property boasts extensive storage throughout and there is use of a well maintained communal garden for residents of the building. The property also benefits from a day concierge within the building. Situated on this beautiful square in a prime Kensington location adjacent to Kensington Palace and High Street Kensington. The property can be furnished by separate negotiation.

Material Information Parts B&C guidance as follows: Gas - Mains gas central heating. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available, including fibre. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. Parking- enquire with local council Kensington and Chelsea, additional costs may be applicable.

Fees may be applicable to potential tenants, please ask us for more details.