



KENSINGTON HALL GARDENS  
BEAUMONT AVENUE | WEST KENSINGTON W14



# A SUPERB SECOND FLOOR APARTMENT WITH GREAT LIGHT AND SPACE

A superb second floor apartment with excellent well-proportioned accommodation including bright and spacious rooms with reception bay window and sashes that surround the apartment allowing great natural light. Offering circa 1210 sq ft (111 sq m) in the heart of West Kensington, W14.

Featuring good ceiling height with a great layout, this superb generous three double bedroom property would appeal to those seeking an excellent balance of living and bedroom accommodation. This well thought out purpose built accommodation is uncompromised and ready to move into or to personalise at minimal cost with no onward chain.

Kensington Hall Gardens is on a quiet residential street with all manner of conveniences available within the immediate locality including fine shops, cafés, excellent restaurants and superb transport links including West Kensington Station (District Line) and Barons Court (District and Piccadilly Lines).

The flat is well placed to benefit from the proposed £1bn project just north to Olympia, with ambitions to create a world-leading cultural hub for arts, entertainment, events and the creative industries.

NB: Some Images Incorporate Virtual Furniture Staging







## ACCOMMODATION

Accommodation: Spacious Entrance Hall: Large Reception Room (18" x 12"3) with Triple Sash Bay Window: Large Eat-in Kitchen: 3 Generous Double Bedrooms (see floor plan) with Built-in Wardrobes: 2 Spacious Bathrooms (1 Principal En-Suite): Hall Cupboard

## LOCATION

The flat is well placed to benefit from the proposed £1bn project just north to Olympia, with ambitions to create a world-leading cultural hub for arts, entertainment, events and the creative industries. Kensington Hall Gardens is on a quiet residential street with all manner of conveniences available within the immediate locality including fine shops, cafés, excellent restaurants and superb transport links including West Kensington Station (District Line) and Barons Court (District and Piccadilly Lines).





CALL/EMAIL NOW TO BOOK AN APPOINTMENT OR ENQUIRE FURTHER



## Terms

**Price: £960,000**

Tenure: Share of freehold

Length of lease: 999 years from 24.06.1991

Annual ground rent: £60 per annum tbc subject to review tbc

Annual service charge: amount £2,276 bi-annually tbc

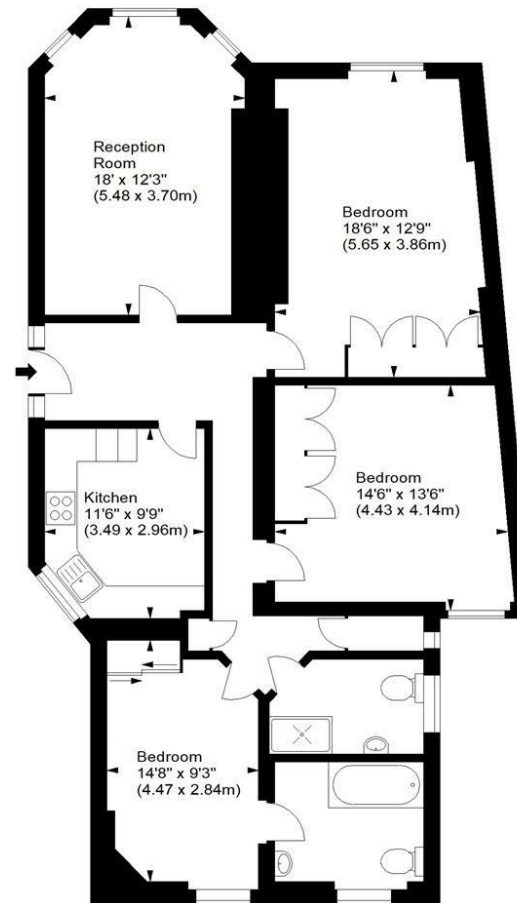
Council tax band: Band F

Local Authority: Hammersmith and Fulham

## Kensington Hall Gardens, W14



Approx. Gross Internal Area  
1210 Sq Ft - 110.83 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	72	81
EU Directive 2002/91/EC		

## FEATURES

- New Instruction
- First to See Will Buy
- Spacious Purpose Built Accommodation
- Good Ceiling Height / Wood Flooring
- Council Tax Band: F / EPC Rating: C
- Plans for Internal Staircase Common Parts to be Renovated
- All Kitchen & Washroom Appliances to be Included
- Not far from proposed £1bn project in Olympia, to create global magnet cultural hub
- Large Eat-in Kitchen
- Upper Floor of Victorian Period Building



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