



HIGHLEVER
NORTH KENSINGTON, W10

150 Years
JOHN D WOOD & CO.

London, Country & International Property



HIGHLEVER

NORTH KENSINGTON, W10

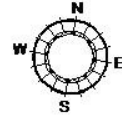
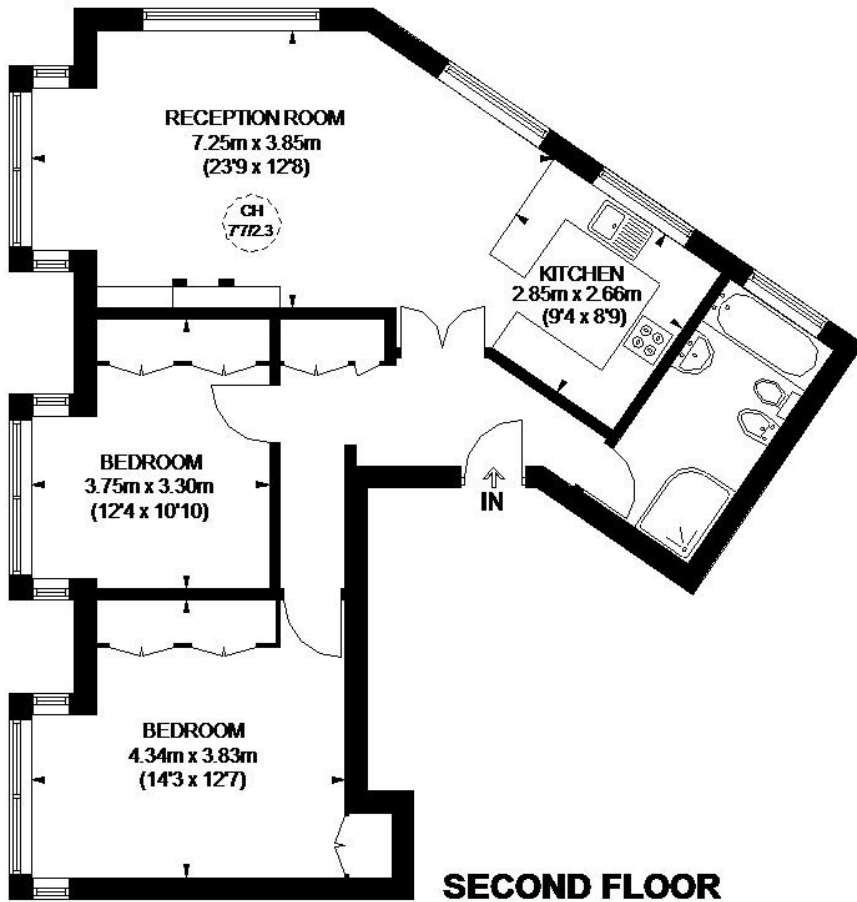
A fantastically well finished second floor (with lift) apartment accessed from Highlever Road, W10. The property comprises an excellent open plan kitchen, dining and living space with four large windows ensuring excellent natural light. The master bedroom has ample built in storage and is peacefully located on the Highlever Road side of the building. There is also a second bedroom and spacious bath and shower room. The flat has gas central heating in the bedrooms and benefits from underfloor heating in the reception, kitchen and bathroom, Ethernet cabling and Sonos music throughout and a Fibaro lighting system

The property further benefits from private off street parking, as well as being eligible for a Kensington and Chelsea resident's parking permit.

2 Bedrooms, Bathroom, Reception Room, Kitchen, Lift, Private Off Street Parking



HIGHLEVER



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY
APPROXIMATE GROSS INTERNAL AREA
836 SQ. FT. (77.7 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide Four agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (004795885)

OIEO: £800,000
Subject to Contract

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax Band: D

Tenure: Leasehold: Lease to 2109 (approximately 86 years remaining)

Ground Rent: approx. £5 per annum

Service Charge: approx. £2,391 per annum

Reference: NHG180090

Approximate Gross Internal Area:
836 sq. ft. / 77.7 sq. m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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