



KENSINGTON CHURCH STREET, W8

Price
£2,150,000

A stunning lateral apartment, extending to 1163 sq ft, on the sixth floor (with lift) of this popular and well maintained mansion block, finished to an exacting standard and benefitting from an abundance of light and unobstructed, far reaching views across London. The accommodation comprises a double reception dining room, modern fully kitchen, master bedroom with ensuite bathroom, two further double bedrooms and family bathroom and the added advantage of air conditioning. Newton Court is a well-regarded purpose built block benefitting from a live in caretaker and located ideally on Kensington Church Street and therefore benefits from the excellent shopping and transport facilities of Kensington High Street and Notting Hill Gate. The open spaces of Holland Park and Kensington Gardens are only a short walk away.

Details

- Double Reception Room
- 3 Bedrooms
- Bathroom
- En-suite Shower Room
- Kitchen
- Air Conditioning

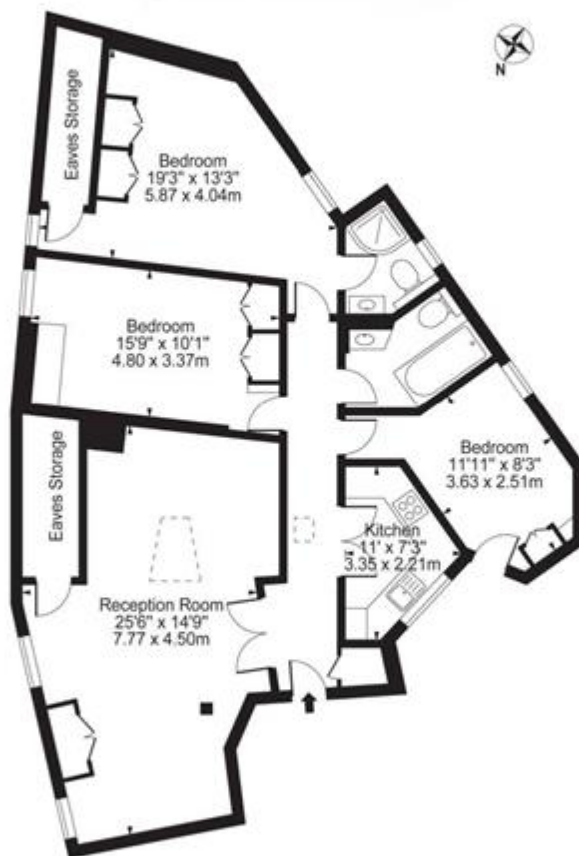
Lift
24 Hour Caretaker





Kensington Church Street

Approx. Gross Internal Area 1163 Sq Ft - 108.04 Sq M
(Including Eaves Storage)



For Illustration Purposes Only - Not To Scale


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Terms and Conditions

Tenure:	94 years
Ground Rent:	£200.00
Service Charge:	£3,925.00
Borough:	Kensington & Chelsea
Price:	£2,150,000

EPC Information

Energy Performance Certificate




Flat 11 Newton Court, 53-59, Kensington Church Street, LONDON, W8 4BD

Dwelling type:	Top-floor flat	Reference number:	2058-3018-7254-0077-7990
Date of assessment:	25 April 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 April 2013	Total floor area:	107 m ²

Use this document to:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,564
Over 3 years you could save	£ 420

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 180 over 3 years	
Heating	£ 2,910 over 3 years	£ 2,870 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 3,564	£ 3,144	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D	52	58
(38-54) E		
(21-37) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 264	✔
2 Low energy lighting for all fixed outlets	£100	£ 156	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT