



# Kensington Court Mews, Kensington, W8

Asking Price: £670,000

Benham  
& Reeves

# Kensington Court Mews, Kensington, W8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A light, south facing first floor apartment within an award-winning, Victorian-period mews development.

Upon entering, you are welcomed by a cozy living room featuring high ceilings and ample natural light. The kitchen is situated on a mezzanine level, creating a unique, defined space for cooking. The bedroom, located upstairs, features a spacious built-in wardrobe, with the family bathroom conveniently situated next to it. There's ample, cleverly hidden storage throughout the property. While the flat offers great potential, it would benefit from redecoration throughout to make it truly shine.

Kensington Court Mews is a quaint and somewhat unknown enclave situated within the prestigious Kensington Court Conservation Area (specifically designated in 1974 due to its special historical interest). The address is steeped in history and is ideally situated moments from the popular Kensington High Street, while the green open spaces of Hyde Park and Kensington Palace Gardens are also very nearby. High Street Kensington Underground station (Circle and District lines) is located close by and offers reliable London Underground services throughout London and to the City whilst the A4/M4 gives quick access towards Heathrow and the West.





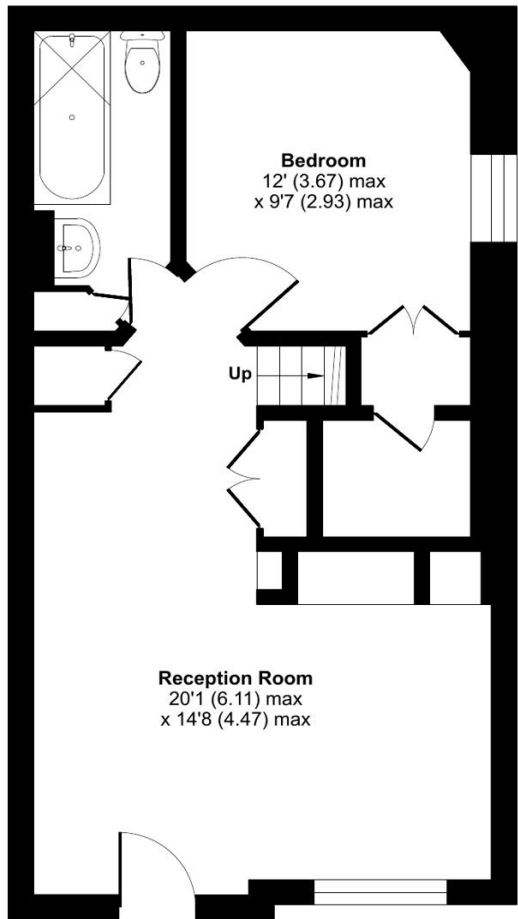
## Property Features:

- One Bedroom
- One Bathroom
- First Floor
- 467 Square Feet (Approx.)
- Residents Parking Permit
- Kensington High Street Station (0.2 miles)
- Kensington Gardens (0.3 miles)

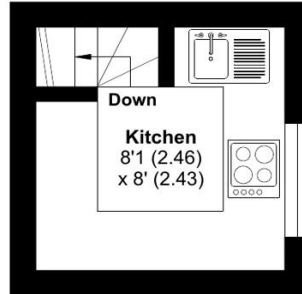


## Kensington Court Mews, Kensington, W8

Approximate Area = 467 sq ft / 43.3 sq m  
For identification only - Not to scale



FIRST FLOOR



MEZZANINE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£670,000
Tenure:	Leasehold Expires 31/12/2163 Approximately 138 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£1,674.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 4.5 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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