



# Bonchurch Road, North Kensington, W10

Asking Price: £575,000

Benham  
& Reeves

# Bonchurch Road, North Kensington, W10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An exquisite one bedroom apartment situated on the top floor, within the highly sought-after Portobello Square development. The layout offers spacious and well-designed living spaces, featuring a wonderfully illuminated kitchen/reception room that opens onto a generous balcony boasting expansive views. The contemporary essence of the construction is maintained through the inclusion of wooden flooring, seamlessly integrated Siemens appliances, and elegant chrome fixtures. The well-proportioned bedroom comes with built-in wardrobes and direct access to an additional balcony, enhancing the seamless indoor-outdoor living experience. The bathroom is elegantly tiled from floor to ceiling, featuring a bath with a shower overhead, a heated towel rail and ample storage space.

Portobello Square has swiftly gained recognition as one of the most coveted addresses in the area, with an array of boutiques, cafes, and dining options right at its doorstep. Exceptional connections to all parts of London and beyond are easily accessible. This development is discreetly positioned behind the trendy Golborne Road and adjacent to the world-renowned Portobello Road.

With three nearby tube stations and a well-connected bus network, Bonchurch Road offers swift links to the heart of London.



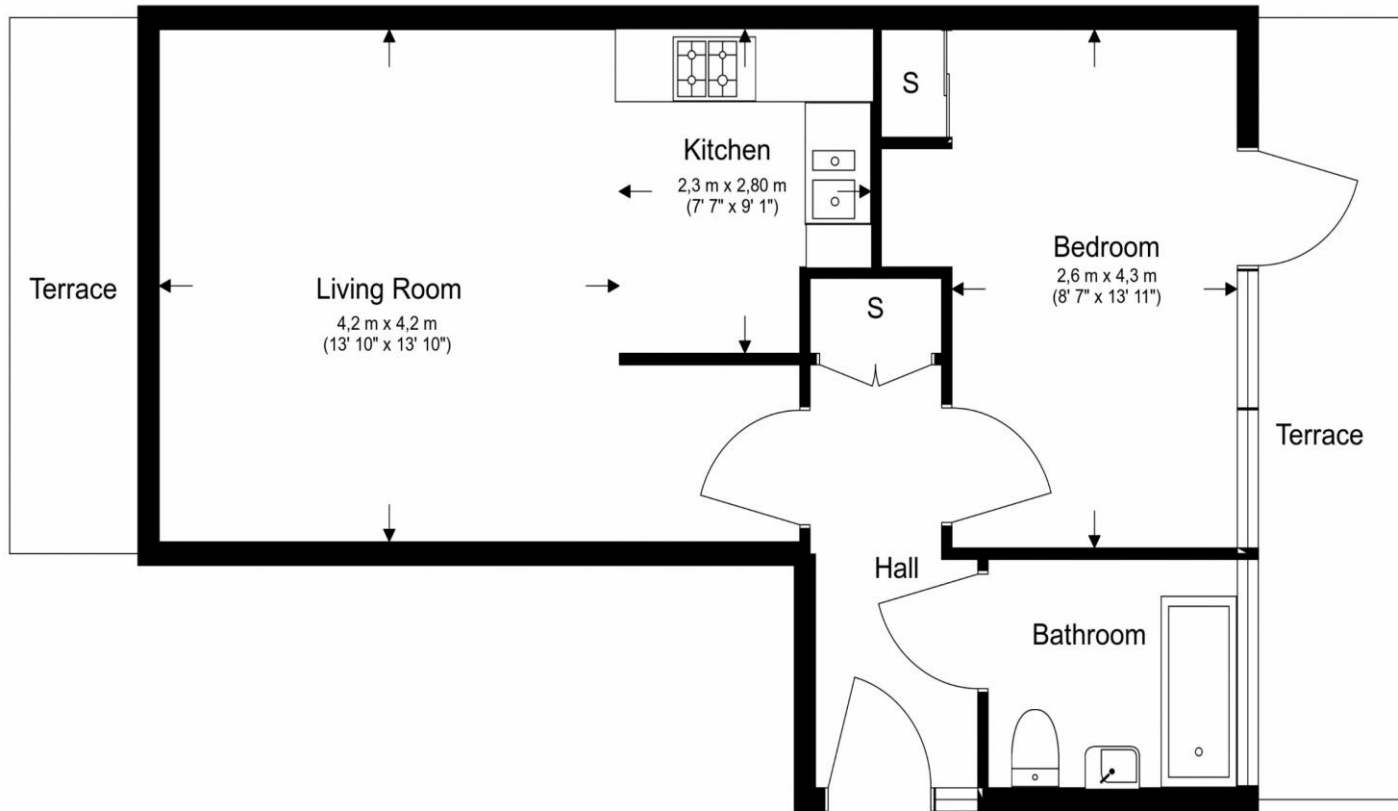


## Property Features:

- 1 Bedroom
- 1 Bathroom
- 529 Square Feet (Approx.)
- 4th Floor
- Top Floor Apartment
- Two Balconies
- Modern Interiors
- Ladbroke Grove Underground (Zone 2)



Total Gross Internal Area  
49.2 Sq/m - 529 Sq/ft



## 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>                                   | <b>78</b>               | <b>78</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (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 |           |

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £575,000   |
| Tenure:           | Leasehold<br>Expires 18/09/3010<br>Approximately 986 Years Remaining |
| Ground Rent:      | £350 (per annum)<br>Review period: 25 years<br>Next increase: 2036   |
| Service Charge:   | £3,145 approx. (per annum)<br>To March 2025                          |
| Anticipated Rent: | £2,100 pcm<br>Approx. 4.4 % Yield                                    |

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN230086

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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