



Charles House, Kensington High Street, Chelsea, W14

Asking Price: £1,390,000

Benham
& Reeves

Charles House, Kensington High Street, Chelsea, W14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A contemporary well-presented two bedroom, two bathroom apartment located on the ninth floor of Charles House, within the development 375 Kensington High Street. The property comprises 821 sq. ft (approx.) of living space featuring a spacious open-plan living room that extends onto a notably expansive private terrace. The kitchen benefits from fully integrated Miele appliances. The property further benefits from two double bedrooms, one en-suite and a separate family bathroom off the hallway along with good storage options and a utility cupboard with a washer/dryer.

The flat has been finished to the highest of standards and further benefits include wooden flooring, underfloor heating, comfort cooling, underground car park, a swimming pool, gym, sauna, steam room, cinema and 24 hour concierge service.

Charles House is ideally located with transport links from Kensington (Olympia) and Kensington High Street as well as easy access to the A4/M4. The property is moments from the green open spaces of Holland Park and a short distance from Kensington Gardens. The busy Kensington High Street offers shops, restaurants and local amenities close by.



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Property Features:

- Two Bedrooms
- Two Bathrooms
- 9th Floor
- Large Terrace & Balcony
- 821 Square Feet (Approx.)
- Private Underground Parking
- Gym, Swimming Pool, Cinema Room
Reception and Porter
- Kensington Olympia Underground Station
(District and Overground Line. Zone 2)

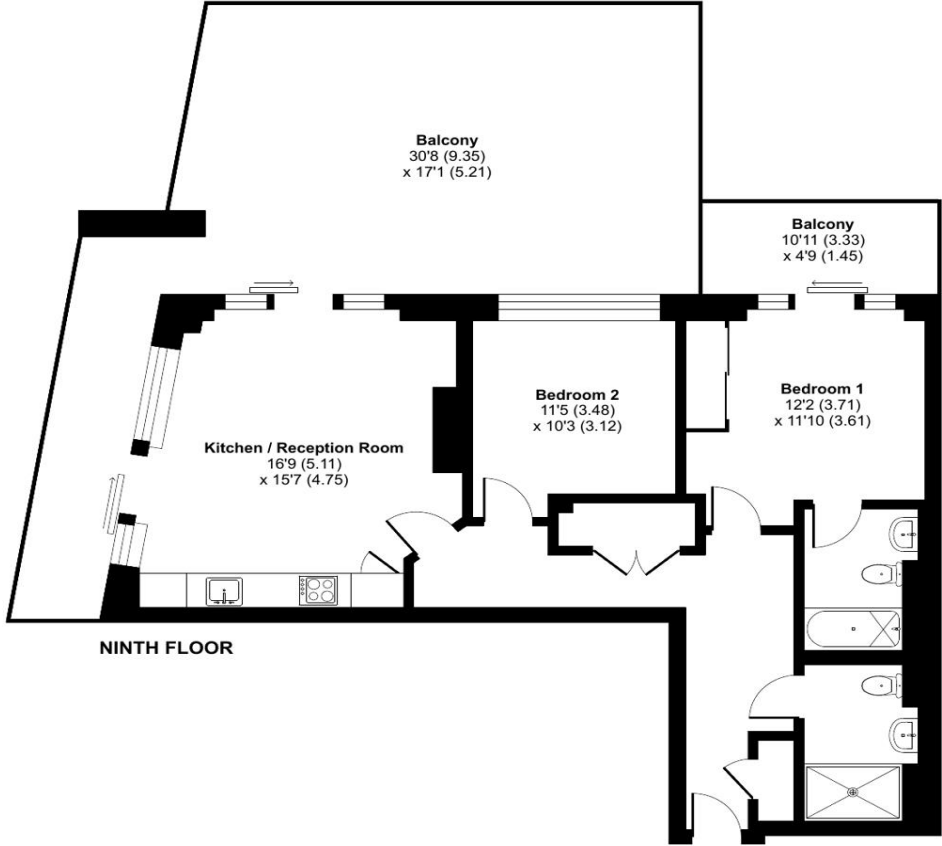


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Approximate Area = 821 sq ft / 76.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£1,390,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 985 Years Remaining
Ground Rent:	£970.02 (per annum) for the year 2024
Service Charge:	£11,282.42 (per annum) to March 2024
Anticipated Rent:	£5,000.00 pcm Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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