



Bonchurch Road, North Kensington, W10

Asking Price: £775,000

Benham
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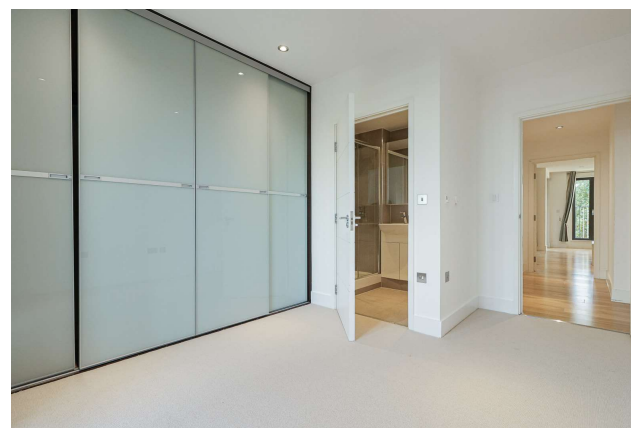
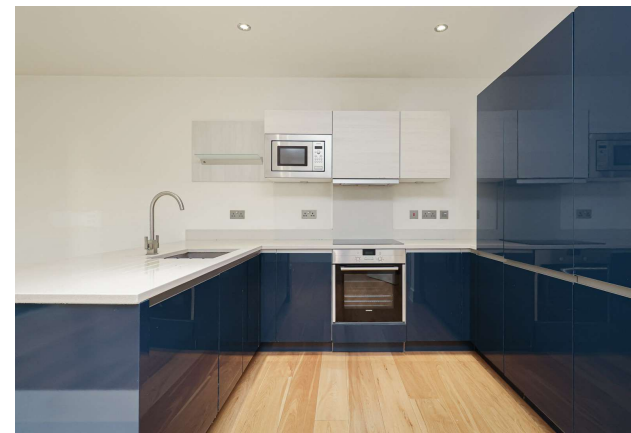
Orwell Mansions, Bonchurch Road, North Kensington, W10

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This contemporary 2 bedroom, 2 bathroom is located on the 3rd floor and is part of Portobello Square's latest fashionable new development. The development is attached to the famous London Road and iconic Portobello Road market.

The accommodation is spacious (800sqft) and well-proportioned. It has a reception/kitchen room that leads onto a sizable terrace with good views and benefits from wooden flooring, high end appliances and under floor heating throughout.

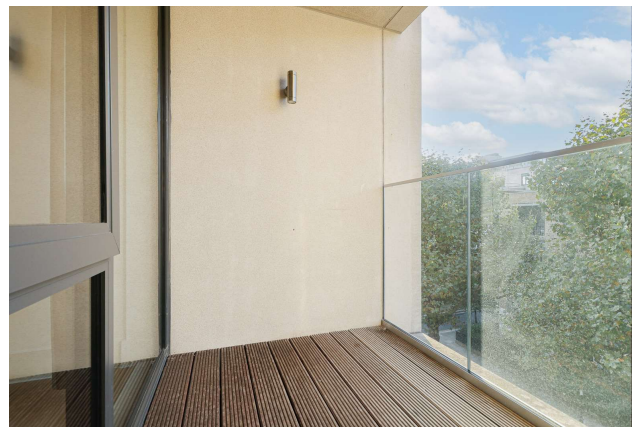
The apartment is also a short walk from Avondale Park and St Mark's Park, with the nearest tube station being Ladbroke Grove or Westbourne Grove that are connected with Paddington (Heathrow Express) and the city. Residents can enjoy the many boutiques, cafes and Delis around and also the famous Portobello Road market nearby.

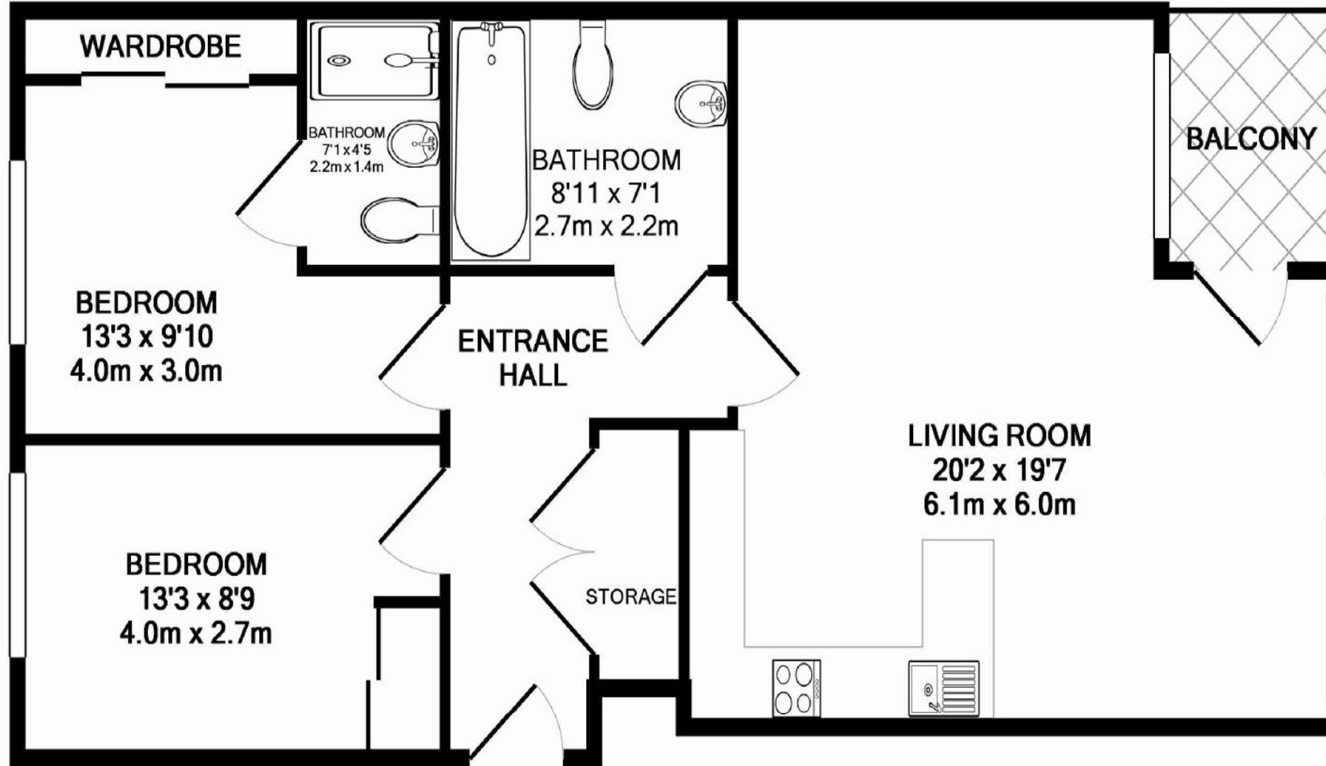




Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 772 Square Feet (Approx.)
- Elevator Access
- Private Balcony
- Communal Garden
- Ladbroke Grove Underground (Zone 2)





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	

PORTOBELLO SQUARE, W10 5XZ
 TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Terms & Conditions:

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Asking Price: £775,000

Tenure: Leasehold
Expires 19/09/3010
Approximately 985 Years Remaining

Ground Rent: £350.00 (per annum)
For the year 2024

Service Charge: £4,229.00 (per annum)
to March 2025

Anticipated Rent: £2,513.00 pcm
Approx. 3.9 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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W: www.benhams.com

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