

TOP FLOOR FLAT | 5 BRASENOSE HOUSE
35 KENSINGTON HIGH STREET (Off Kensington Court)
LONDON W8







A wonderfully light and spacious fourth floor apartment in this small Kensington mansion block. The property has been extensively refurbished and re-planned to a high standard and now features well proportioned accommodation, including a spacious double reception room with two full-length windows opening onto balconies.

Brasenose House is located in a quiet traffic-free walkway between Kensington Court and Kensington High Street, within moments of the open spaces of Kensington Gardens and walking distance of the international shopping and transport facilities of Kensington High Street.

ACCOMMODATION

- Entrance hall
- Open-plan sitting, dining & kitchen area
- Three double bedrooms
- Two bathrooms (one en suite)
- Two balconies

AMENITIES

- Lift
- Independent central heating & hot water

TERMS

Tenure

99 years from September 1967
(62 years remaining)

Ground rent

£40 per annum

Service Charge

£1,450 per annum approximately

Local Authority

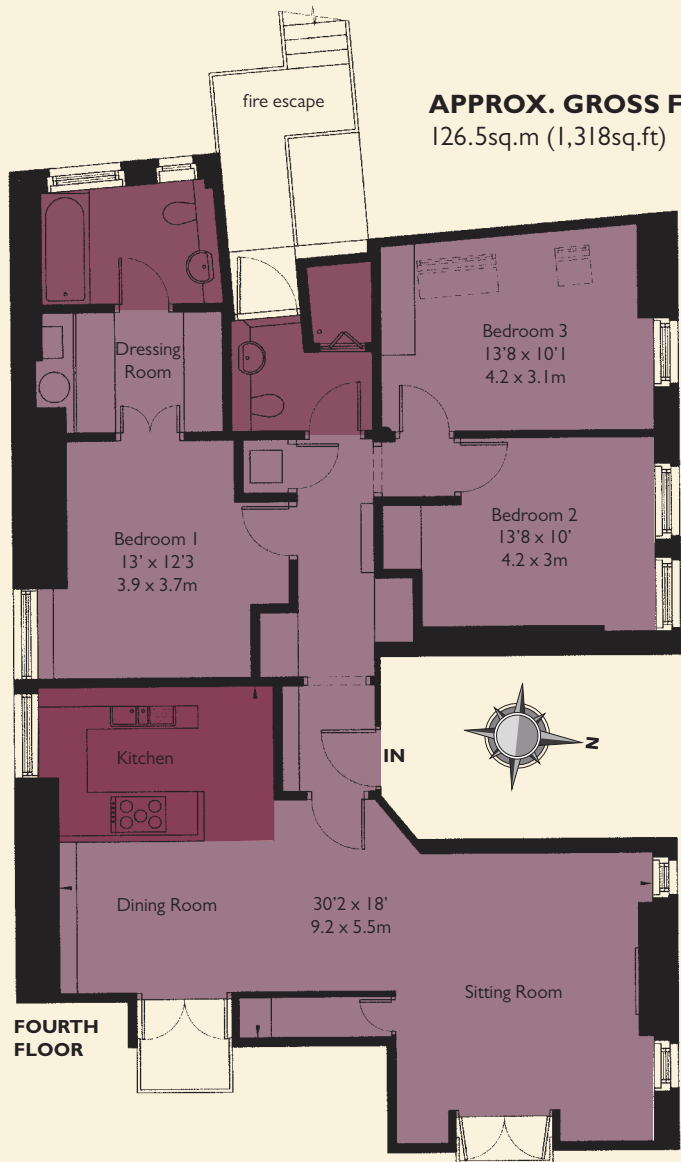
Royal Borough of Kensington & Chelsea

Price

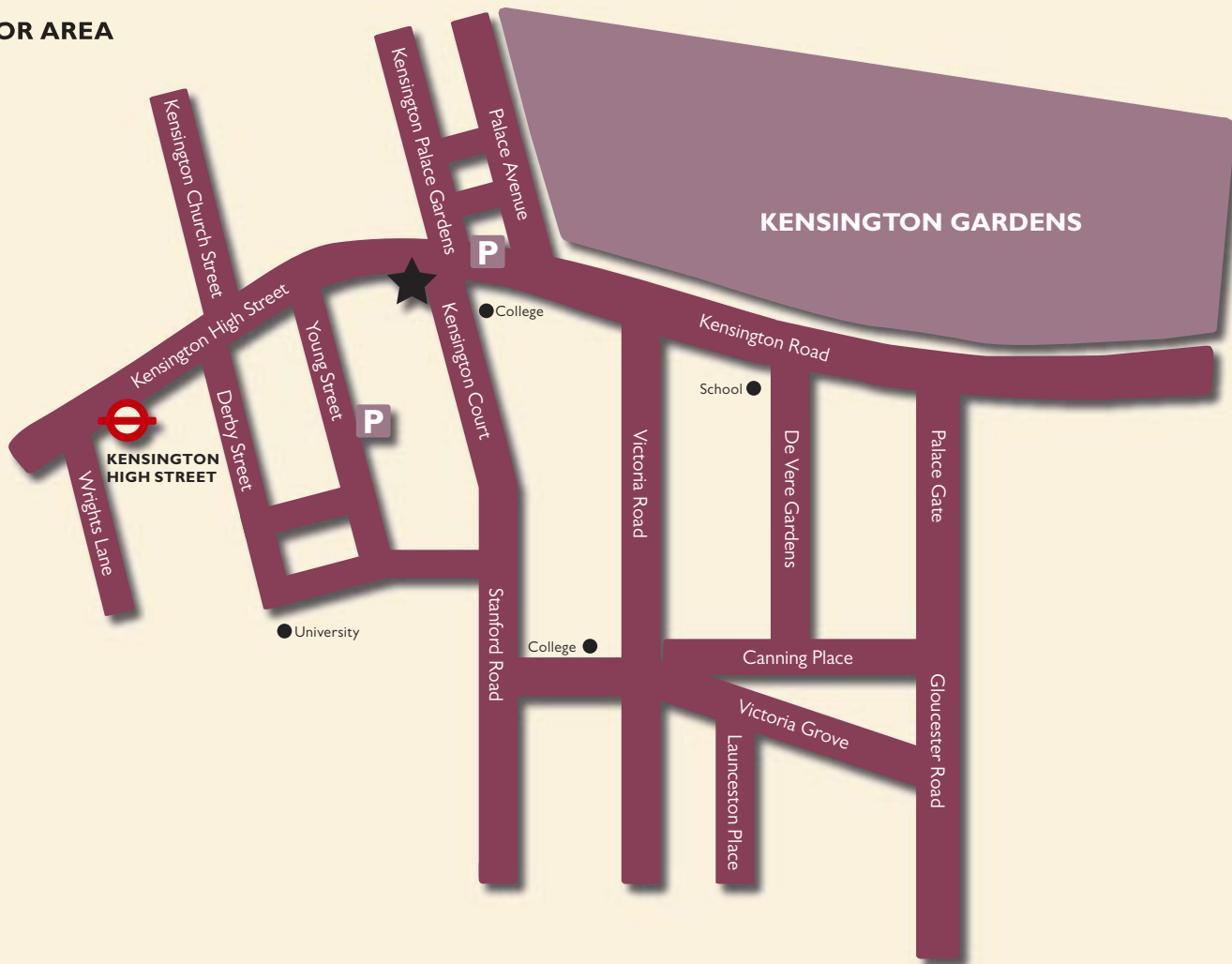
£995,000

(to include blinds and kitchen equipment)

N.B Some of the furniture on display in this property may be purchased by separate negotiation.



APPROX. GROSS FLOOR AREA
126.5sq.m (1,318sq.ft)



Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement of representation or fact. Neither Knight Frank LLP nor Thackerays have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller. 2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer. 4. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any Information given. February 2005.

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