



Walnut Court, Kensington Green, W8

**JOWEBSTER**



## Walnut Court, Kensington Green, W8

A newly upgraded two bedroom apartment located on the ground floor of Walnut Court, Kensington Green. This apartment comprises 904 sq. ft (84 sq. m) of living space including a bright and spacious double aspect reception room, a newly fitted kitchen with breakfast bar, two bedrooms and two bathrooms. The master bedroom is larger than average within the development with excellent storage and an en suite bathroom. There is a further second bedroom with second separate bathroom. The two bedrooms have a quiet aspect looking towards the gardens and Chantry Square.

Good storage throughout and one car parking space is included also.

Kensington Green is a secure gated development which benefits from underground car parking, porterage, gymnasium and landscaped gardens.

Located within the highly sought after Kensington Green development, which benefits from 24-hour security and concierge, a resident only gym and award-winning landscaped gardens. The development is conveniently located within walking distance to Kensington High Street, and within proximity to excellent transport links in the area (Piccadilly, District & Circle Lines). Waitrose and Sainsbury's superstores as well as the many shops and restaurants on the High Street and Gloucester Road are within close range, as well as Holland Park and Kensington Gardens.

### Property Attributes

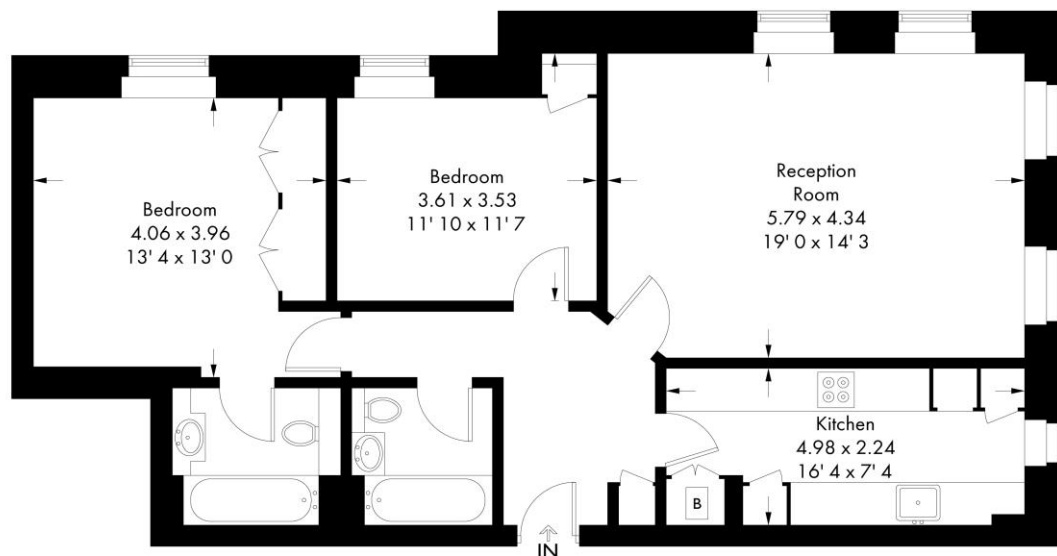
- Reception Room
- Kitchen
- Two Bedrooms
- One En Suite Bathroom
- Separate Bathroom
- Underground Car Parking
- 24 Hour Concierge and Porterage
- Landscaped Gardens
- Resident Only Gym

### Terms

- £1,625,000
- Share of Freehold (999 Years from Sept.'91)
- Royal Borough of Kensington & Chelsea
- Estimated Service Charge £8,432.22 per annum (2024)
- Estimated Ground Rent £152 per annum (2024)
- Council Tax Band H

### Kensington Green

Approximate Gross Internal Area = 904 sq ft / 84 sq m



### Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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These sales particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of a contract. We have not carried out a detailed survey nor tested services, appliances or fittings. Purchasers must satisfy themselves by inspection or otherwise.