



Sycamore Lodge, Kensington Green, W8

**JO**WEBSTER



## 2 Sycamore Lodge, Kensington Green, W8

This refurbished two bedroom apartment is on the ground floor within Sycamore Lodge and provides 1,108 sq.ft of living space. Situated in Sycamore Lodge, within the secure environment of Kensington Green, benefiting from exceptional views across the award winning gardens. The apartment has been newly repainted in neutral colours throughout and benefits from an upgraded kitchen, an upgraded bathroom and shower room and wooden flooring throughout.

Kensington Green is moments' walk from the amenities and transport links of High Street Kensington and offers 24 hour security and concierge, award winning landscaped gardens, gymnasium and underground car parking.

Tenanted Investment.

Property Attributes

- Reception/Dining Room
- Kitchen
- Master Bedroom with En Suite Bathroom
- Second Bedroom
- Second Bathroom
- Garden Views
- One Underground Car Parking Space
- 24 Hour Security and Concierge
- Gymnasium
- Landscaped Gardens

Terms

- £2,150,000
- Share of Freehold (999 Years from Sept.'91)
- Royal Borough of Kensington & Chelsea
- Estimated Service Charge £11,684.94 per annum (2024)
- Estimated Ground Rent £152 per annum (2024)
- Council Tax Band H

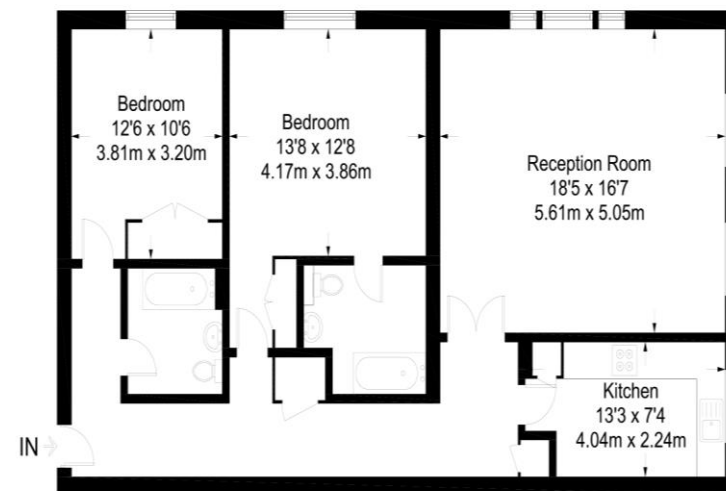
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### Important Notice

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.

## Sycamore Lodge

Approximate Gross Internal Area = 1108 sq ft / 102.9 sq m



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.