



Royal Crescent W11



| Approx. Gross Internal Area | | |
|-----------------------------|--------------------|-------------------|
| Apartment | 1,054 sq ft | (98 sq m) |
| Under 1.5m | 25 sq ft | (2 sq m) |
| Total | 1,079 sq ft | (100 sq m) |
| | | |
| Terrace | 144 sq ft | (13 sq m) |



Royal Crescent, W11

A superbly presented three bedroom apartment over the third and fourth floors of a handsome Victorian Grade II* listed building. Recently refurbished, the apartment is turnkey. The third floor offers an open plan reception room (with triple glazing) and kitchen, with two bedrooms on the fourth floor and a further entered from the second. A roof terrace completes the layout of this very sociable apartment. Royal Crescent is set around beautiful communal gardens, is in the Norland Conservation Area and is conveniently situated to the west of Holland Park. The property is within easy walking distance of the first class local shopping and transport facilities - the Underground Station (Central Line) giving direct access to the City and West End. The Westfield Shopping Centre is also close-by with an overground link to Clapham Junction and Gatwick.

Terms

| | |
|--------------------------|---|
| Tenure | Leasehold with Share of Freehold (84 years remaining on underlying lease) |
| Local Authority | The Royal Borough of Kensington and Chelsea |
| EPC Rating | D |
| Council Tax Band | G |
| Service Charge | Circa £3,600 per annum |
| Conservation Area | Norland Conservation Area |
| Ground Rent | Peppercorn |
| Price | £1,600,000 Subject to Contract |

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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