



Kensington Church Street Notting Hill

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A spacious 1,085 Sq ft contemporary first floor (with lift) apartment in the heart of Notting Hill. The property comprises a spacious open plan kitchen with reception room, large bedroom with built in wardrobes and en-suite bathroom in addition to a separate bath/shower. The property also benefits from air conditioning and day porter. The apartment is located close to Notting Hill Gate and Kensington High Street with many excellent shops, restaurants and transport facilities they have to offer. Kensington Gardens and Holland Park are also within easy walking distance. Available unfurnished. EPC rating C

Building Size : 1085 Sqft
View : <https://www.rickmanproperties.com/7127991>



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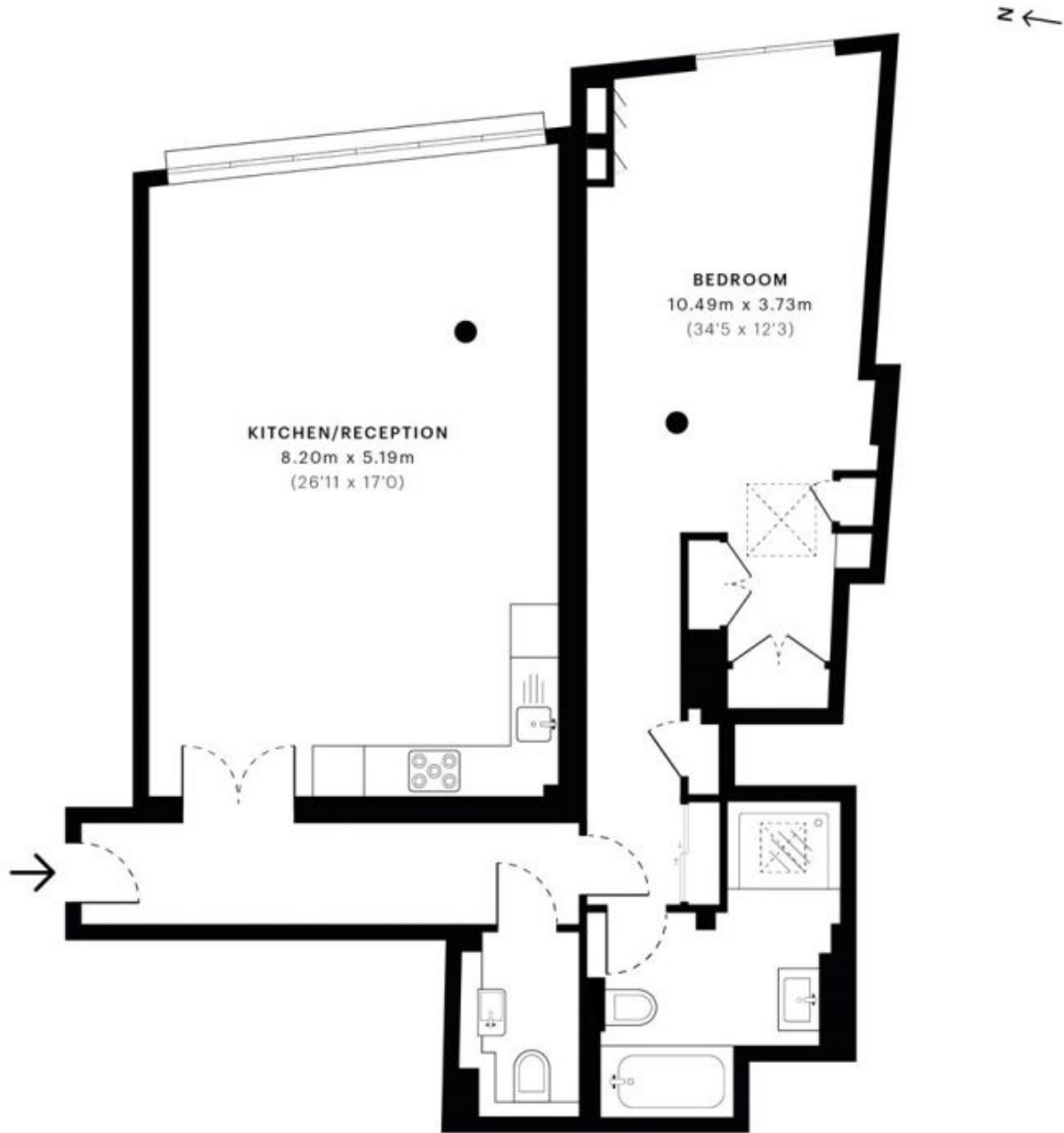


Kensington Church Street, W8

CAPTURE DATE 09/10/2020 LASER SCAN POINTS 24,988,454

GROSS INTERNAL AREA

99.51 sqm / 1071.12 sqft



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property

99.51 sqm / 1071.12 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

91.56 sqm / 985.54 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.28 sqm / 3.01 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 101.38 sqm / 1091.25 sqft
IPMS 3C RESIDENTIAL 94.22 sqm / 1014.16 sqft

SPEC ID: 5f75d1bb93cbb20deee3a7a5