





Key Features

- Exquisitely finished and modernised one bed apartment
- Large and bright open plan reception area
- Spacious double bedroom with fitted wardrobes
- Solid wood flooring throughout
- Elegant, well-managed stucco fronted building

Description

A beautifully finished one bedroom apartment situated on the second floor of an impressive stucco-fronted building in Kensington. The property has been fully modernised to a high standard, and comprises a large, bright reception room with an open plan fully-fitted kitchen, spacious double bedroom with fitted wardrobes, and a tiled family bathroom. The apartment also boasts solid wood flooring throughout.

Situation

Pentland House is conveniently located with easy access to the many shops, restaurants, and amenities within High Street Kensington. The transport links are extensive, with Gloucester Road (Piccadilly, District and Circle lines) as the nearest underground station providing a direct line to central London.

*The service charge & reserve fund is £2,712.00 per annum

**PENTLAND HOUSE,
KENSINGTON, SW5**



An exquisitely finished one bed apartment in Kensington



Terms

Price: £895,000

Tenure: Share of Freehold 964 Years Unexpired

Service: £678.00 Quarterly

Ground Rent: N/A

Local Authority/Council Tax: RBKC Band D £1,508.98

Viewing: By appointment with M2 Property on 020 7043 8431

Parking: Residents Parking

Approximate Gross Internal Area = 58.0 sq m / 624 sq ft

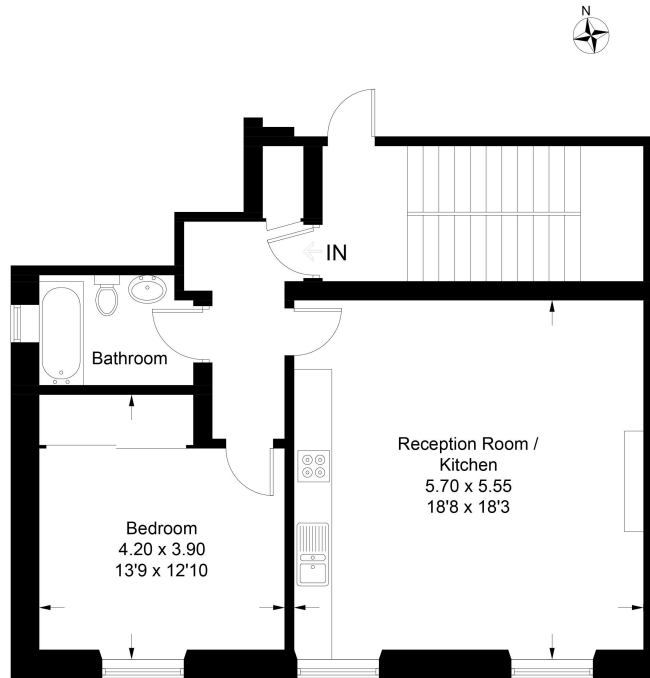


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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