



Kelfield Gardens, London W10

A spacious three bedroom first floor flat offering approximately 883 Sq. Ft. of accommodation. Benefiting from its own private entrance, original period features and offers scope for improve and enlarge to ones own taste.

The accommodation comprises a reception room with an ornate fireplace, a separate dining room and kitchen, three bedrooms and a bathroom. Period fireplaces, decorative cornicing and good ceiling heights add character throughout. The flat benefits from a private entrance and potential to modernize and extend, subject to usual constraints. Kelfield Gardens is an attractive tree lined residential street in North Kensington, close to the local shops and cafés of St Helen's Gardens and the open space of Kensington Memorial Park as well as the markets, shopping and leisure pursuits of Portobello Road and Golborne Road. The property is well connected with Latimer Road and Ladbroke Grove underground stations providing Circle and Hammersmith & City line services.

Asking Price: £730,000 Share of Freehold

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Kelfield Gardens, London W10 6NA

Three bedroom first floor flat.

Approximately 883 Sq. Ft. / 82.0 Sq. M.

It's own private entrance.

High ceilings.

Separate kitchen.

Period fireplaces and decorative corning.

Potential to extend and modernize (STPP).

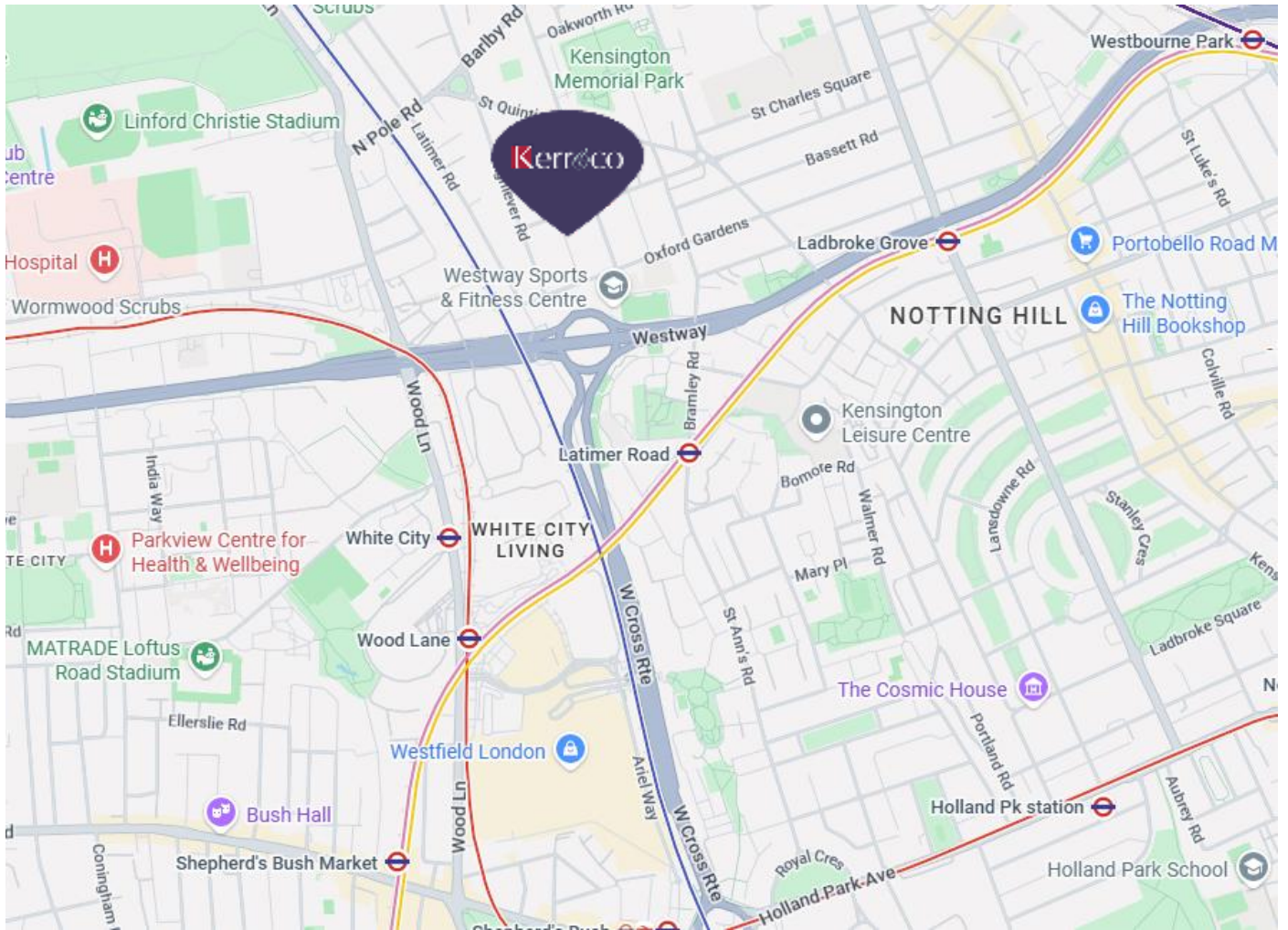
Loft space included.

No onward chain.

Close to Kensington Memorial Park.

Close to Latimer Road and Ladbroke Grove stations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure:	Share of freehold with an underlying lease of 990 years
Service Charge and Ground Rent:	Paid on an ad hoc basis and £0 ground rent
Service charge covers	Building insurance and general repairs and maintenance
Local Authority:	Royal borough of Kensington and Chelsea
Council Tax:	Band E (£2,008.65 for current financial year)
Parking:	Eligible for a L.B.H.F. residents parking permit
Accessibility:	Stairs up to first floor and level access on the first floor
Connected services / utilities:	Mains drainage and water, gas, electricity, telephone and broadband (fibre and cable) available locally
Heating:	Gas central heating via radiators
Flood risk:	Ask agent

23A Kelfield Gardens W10 6NA

Asking Price: **£730,000**

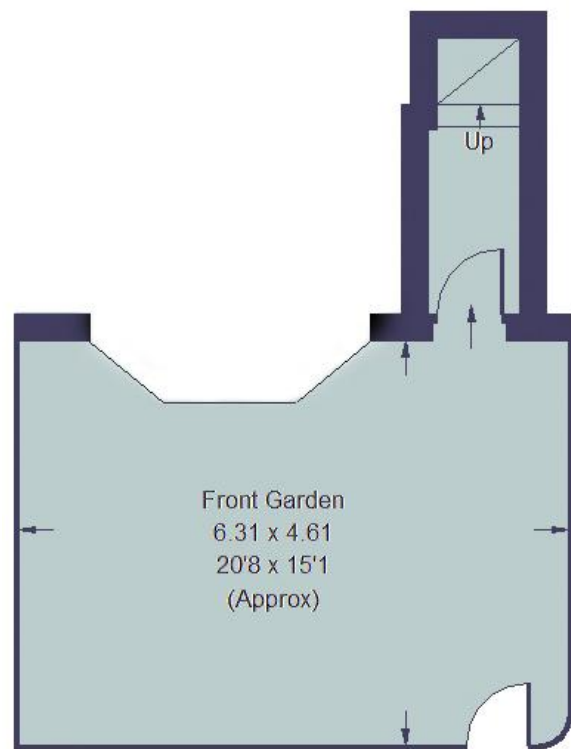
Purpose built three bedroom Victorian flat

Approximate gross internal floor area: 883 Sq. Ft. / 82.0 Sq. M.

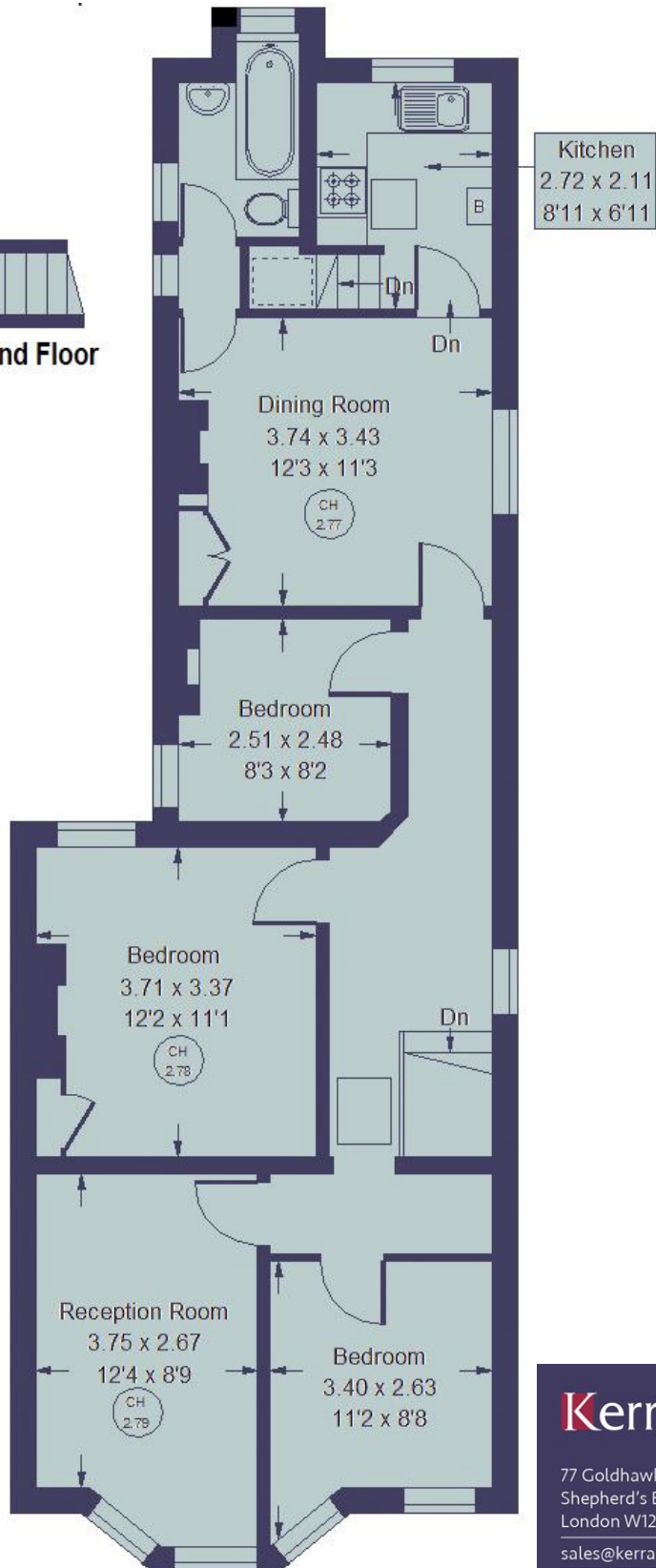


Ground Floor

 = Reduced headroom
below 1.5 m / 5'0



Ground Floor



First Floor

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.