

# Sheffield Terrace

Kensington, W8



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A smart, bright and beautifully presented one double bed roomed flat (513sf) situated in a stucco fronted period terraced house in a much sought-after Kensington/Notting Hill location.

This wonderful apartment has the feel of an artist studio and occupies the top floor (entrance on the second floor) of a well-managed white stucco fronted period house.

Spacious reception room featuring a fabulous vaulted ceiling (3.81m at its highest point) and a fantastic picture window with 12 glass panes offering far reaching views and an abundance of natural light.

Well-appointed open plan kitchen with casement windows and breakfast bar.

Double bedroom with bespoke built in wardrobes and front facing sash window.

Well-presented bathroom with front facing casement window.





### Property features

- High vaulted ceilings (3.81m).
- Hardwood flooring.
- Excellent storage with vast storage space under the eaves
- Smart entrance and communal parts.
- Peaceful and light.
- Smartly presented.
- RBK&C parking permit zone.
- Long 117 year lease
- EPC Rating E

### Nearest stations

- Notting Hill (Circle, District and Central lines) is only 482 metres away and High Street Kensington Tube station (Circle, District lines) is 800 metres away.

### Local favourites

- Clarke's restaurant.
- Sally Clarke's delicatessen.
- The Churchill Arms.
- Wholefoods, Kensington High Street.
- Kensington Palace Gardens and Hyde Park.

\*In accordance with the Estate Agents Act 1979, the seller of this property is known to us under the definition of the Act and a declaration to that effect is being made.

**Price:** £875,000

**Tenure:** 125 Years from the 1st January 2016 (117 years unexpired)

**Local Authority:** Royal Borough of Kensington and Chelsea

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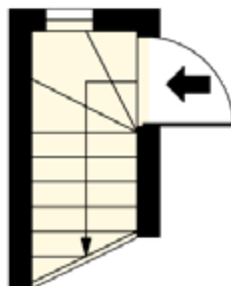
Floor area: 513 Sq. Ft / 47.62 Sq. M  
Approximate gross internal area

EPC rating - D

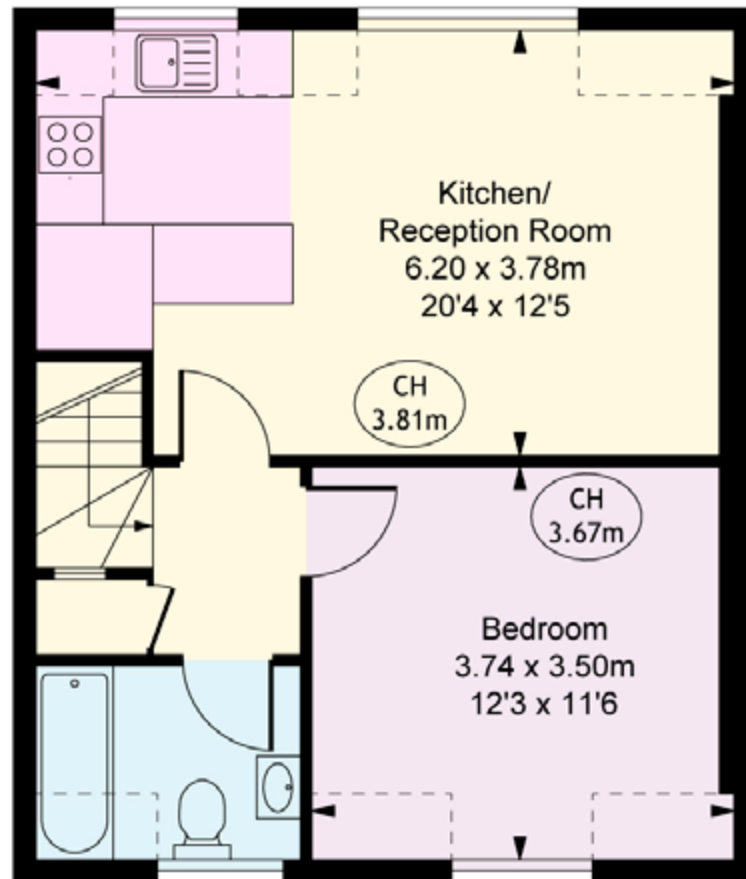
<b>Price:</b>	£875,000
<b>Tenure:</b>	125 Years from the 1st January 2016 (117 years unexpired)
<b>Service Charge:</b>	£2,634 (estimated for this year)
<b>Ground Rent:</b>	£250
<b>Council Tax Band:</b>	Band D, £968.88 + GLA £395.59
<b>Local Authority:</b>	Royal Borough of Kensington and Chelsea



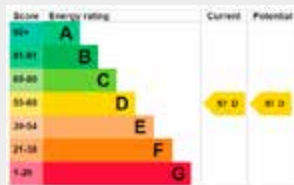
( CH = Ceiling Heights )



Second Floor Entrance  
Approximate Gross Internal Area  
1.93 sq m / 21 sq ft



Third Floor  
Approximate Gross Internal Area  
45.69 sq m / 492 sq ft



**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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