
STAFFORD TERRACE

LONDON W8



A fantastically located and beautifully presented elegant garden duplex apartment. The south facing reception space on the raised ground floor has high ceilings as does the Kitchen/breakfast room overlooking the large landscaped garden, ideal for entertaining in the warm summer months. The apartment also has four bedrooms and a large media /family room as well as a useful separate study or storage room.



ACCOMMODATION & AMENITIES

- ❖ Entrance Hall
- ❖ Reception Room
- ❖ Kitchen / Breakfast Room
- ❖ Principle Bedroom Suite
- ❖ Bedroom 2 with En-Suite Bathroom
- ❖ 2 Further Bedrooms
- ❖ En-Suite Shower Room
- ❖ Media/Family Room
- ❖ Utility Room
- ❖ Study Area
- ❖ Cloak Room
- ❖ Separate Study/Store Room
- ❖ Garden





SITUATION

Stafford Terrace is located north of Kensington High Street on the prestigious Phillimore Estate convenient for the open spaces of Holland Park and the amenities and transport links of Kensington High Street.

TENURE

999 year lease from 2017 plus a share of freehold.

GROUND RENT

Peppercorn

SERVICE CHARGE

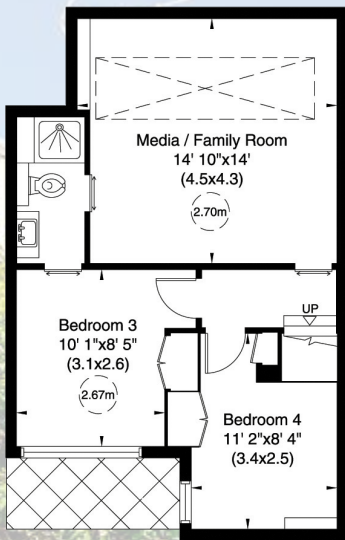
Approximately £4608pa for the year ending 31st December 2020

GUIDE PRICE

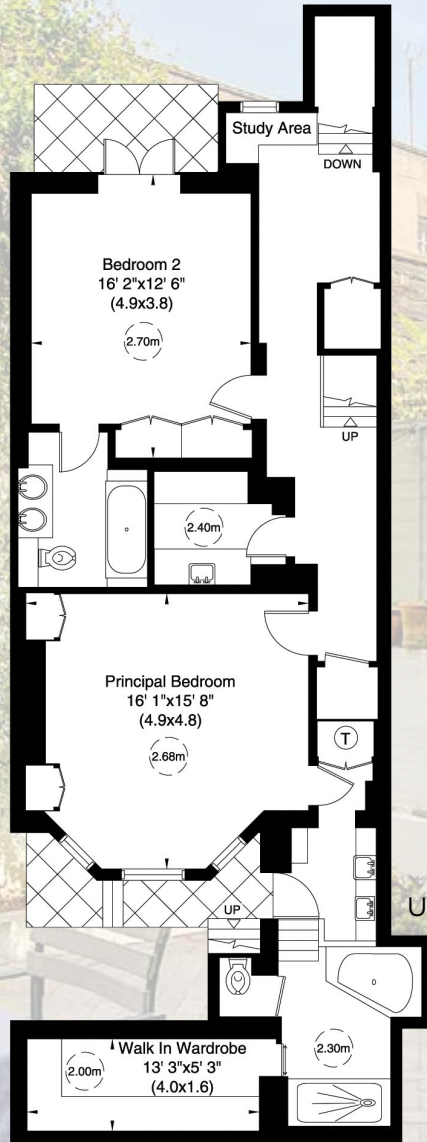
£4,150,000 subject to contract

LOCAL AUTHORITY

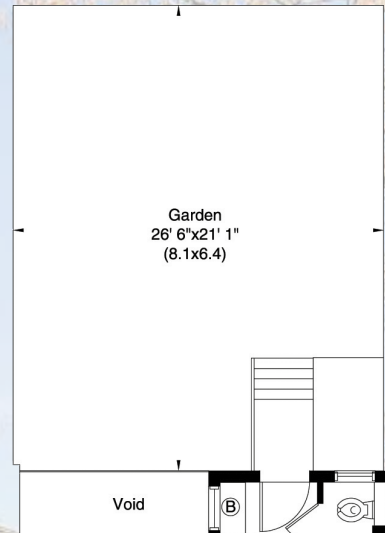
The Royal Borough of Kensington and Chelsea



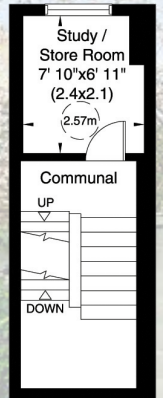
BASEMENT



UPPER GROUND FLOOR



SECOND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 77 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOWER GROUND FLOOR

APPROX. GROSS INTERNAL AREA
 2,194 SQ FT / 204 SQ M (INCLUDING STORE)
 2,141 SQ FT / 199 SQ M (EXCLUDING STORE)



All information in this document is correct to the best of our knowledge at the time of going to print (February 2021). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



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