



ARGYLL ROAD  
LONDON W8

The Royal Borough of Kensington  
and Chelsea  
ARGYLL  
ROAD. W8



AN IMPRESSIVE FIRST FLOOR THREE BEDROOM APARTMENT HAVING EXTRAORDINARY VOLUME AND LIGHT WITH SPECTACULAR ENTERTAINING SPACES LEADING ONTO A WEST FACING BALCONY.

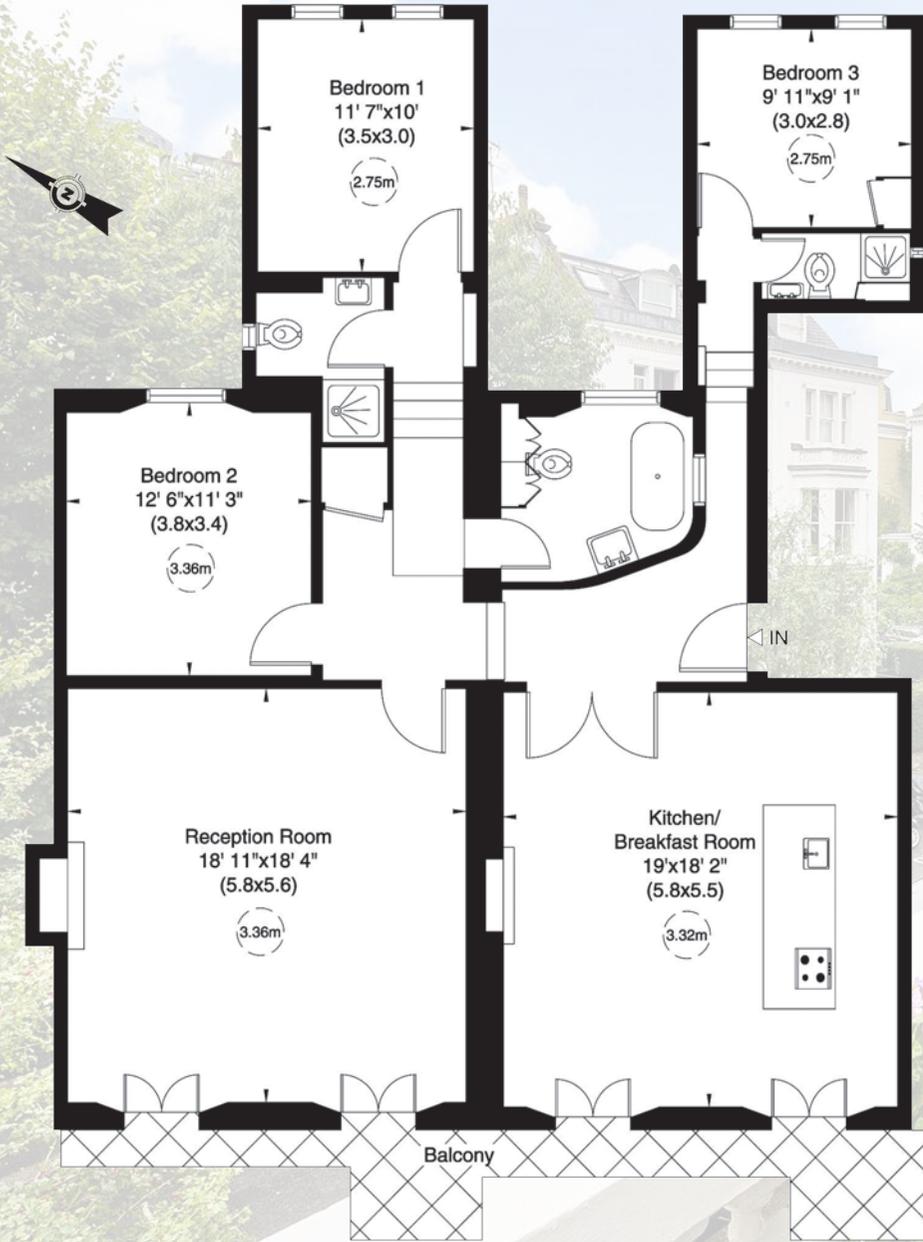
Argyll Road is situated on the renowned and prestigious Phillimore Estate. Both the open spaces of Holland Park and Kensington Gardens are nearby as is Kensington High Street therefore benefiting from the shopping, restaurants and transport links.







APPROXIMATE GROSS INTERNAL AREA  
1,449 SQ FT/135 SQ M



FIRST FLOOR

**IMPORTANT NOTICE**

All information in this document is correct to the best of our knowledge at the time of going to print. 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.



**ACCOMODATION**

Entrance Hall | Kitchen/Breakfast Room | Reception Room | 3 Bedrooms | 3 Bath/ Shower Rooms | Balcony.

**TERMS**

TENURE: Leasehold - 999 years from 7th September 2010 plus share of Freehold.  
 SERVICE CHARGE: Approximately £1,700 pa  
 COUNCIL TAX: Band G  
 LOCAL AUTHORITY: Royal Borough of Kensington and Chelsea  
 GUIDE PRICE: £3,250,000 SUBJECT TO CONTRACT.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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