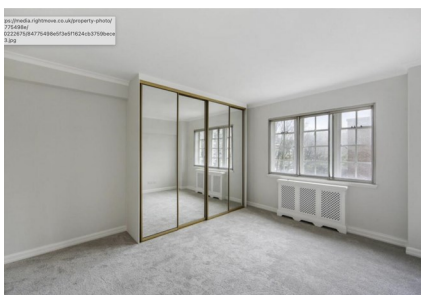
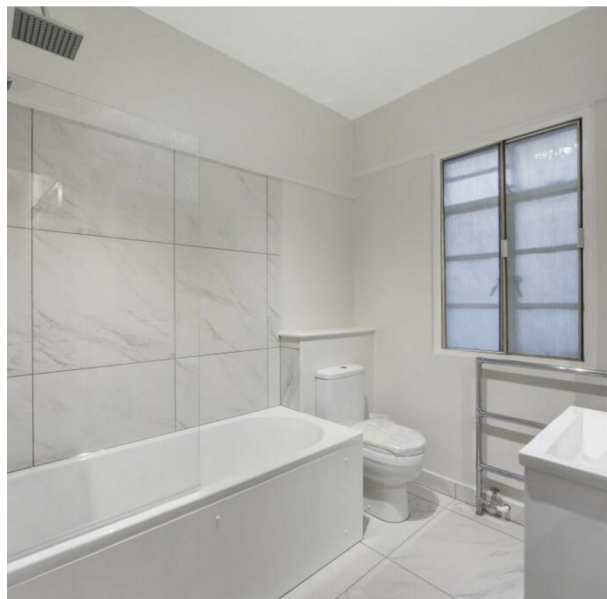


29 TROY COURT KENSINGTON HIGH STREET, LONDON, W8 7RA
£3,500 PER MONTH
COUNCIL TAX BAND: G

TRISPENS



AN EXCELLENT TWO-BEDROOM APARTMENT SET ON THE SECOND FLOOR (WITH LIFT) OF TROY COURT, A POPULAR PORTERED DEVELOPMENT LOCATED ON KENSINGTON HIGH STREET, JUST MOMENTS FROM HOLLAND PARK.

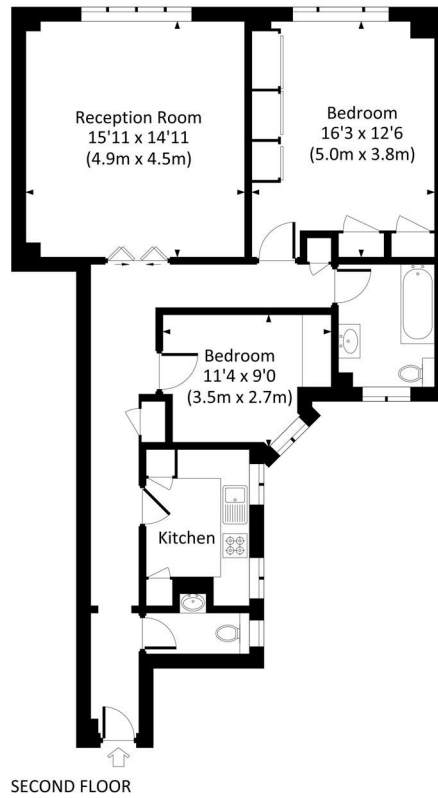
THE PROPERTY FEATURES A SPACIOUS DOUBLE BEDROOM WITH AMPLE BUILT-IN WARDROBE SPACE, ALONGSIDE A SECOND, SMALLER BEDROOM IDEAL AS A CHILD'S ROOM OR HOME OFFICE. THERE IS A WELL-PROPORTIONED RECEPTION ROOM, A RECENTLY REFURBISHED KITCHEN AND BATHROOM, AS WELL AS A SEPARATE GUEST WC. THE APARTMENT WAS REFURBISHED TO AN EXCELLENT STANDARD IN 2019.

POSITIONED AT THE REAR OF THE BUILDING, THE FLAT BENEFITS FROM A QUIET SETTING WITH NO TRAFFIC NOISE. RESIDENTS ALSO ENJOY FREE HEATING AND HOT WATER. TROY COURT OFFERS BEAUTIFULLY MAINTAINED COMMUNAL AREAS FOLLOWING EXTENSIVE REFURBISHMENT, ALONG WITH A HIGHLY REGARDED PORTER TEAM.

HIGH STREET KENSINGTON UNDERGROUND STATION (DISTRICT AND CIRCLE LINES) IS JUST A SHORT WALK AWAY, WITH A WAITROSE CONVENIENTLY LOCATED OPPOSITE. THE SURROUNDING AREA OFFERS

TIM LAWLER
02035181625
HELLO@TRISPENS.CO.UK

TROY COURT, W8
Approx. gross internal area
883 Sq Ft. / 82.0 Sq M.



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	