



TROY COURT, KENSINGTON HIGH STREET, W8
£800,000

Carter Jonas

KENSINGTON HIGH STREET, W8

A beautifully presented spacious one bedroom flat situated on the 5th floor (with lifts) of this well run portered block. With well proportioned rooms, a modern kitchen and large walk-in shower room it is bright and surprisingly quiet given the fantastic shops, restaurants and transport facilities on Troy Court's doorstep. EPC rating: C

Troy Court is a well maintained 1930s block located on the north side of Kensington High Street by one of the entrances to Holland Park itself. Thanks to a continued and comprehensive regeneration of the area this flat would make an excellent investment for a buyer looking for a pied-a-terre or a good rental investment.

Reception, fully fitted kitchen, double bedroom, shower room. Lift. Portorage. Heating & hot water are included in the service charge.

n.b. the double bedroom has been virtually staged using CGIs.

Leasehold - Expires 14th June 2194

Service charge - £2981.36 p.a.

Ground rent - £50 p.a.

Royal Borough of Kensington & Chelsea

Council tax band: E

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

AMENITIES

- Portered block
- Lifts
- Excellent location
- Modern kitchen
- Modern shower room
- Next to Holland Park
- Closest tube: High Street Kensington

TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

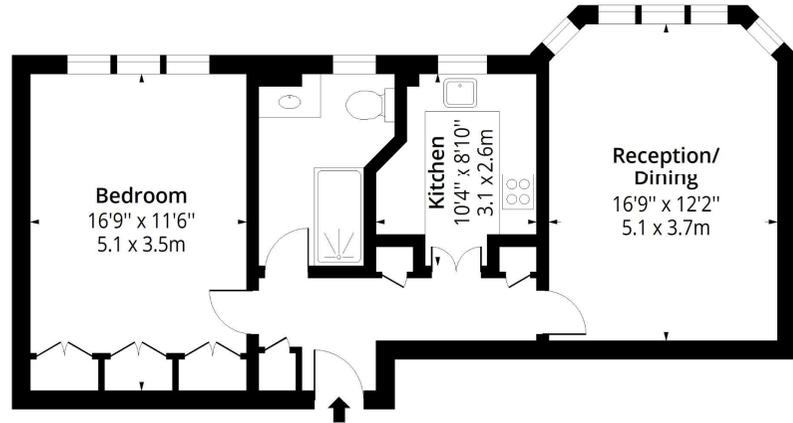
EPC BAND C





Troy Court, W8

Approx. Gross Internal Area 618 Sq Ft - 57.41 Sq M



Fifth Floor
Floor Area 618 Sq Ft - 57.41 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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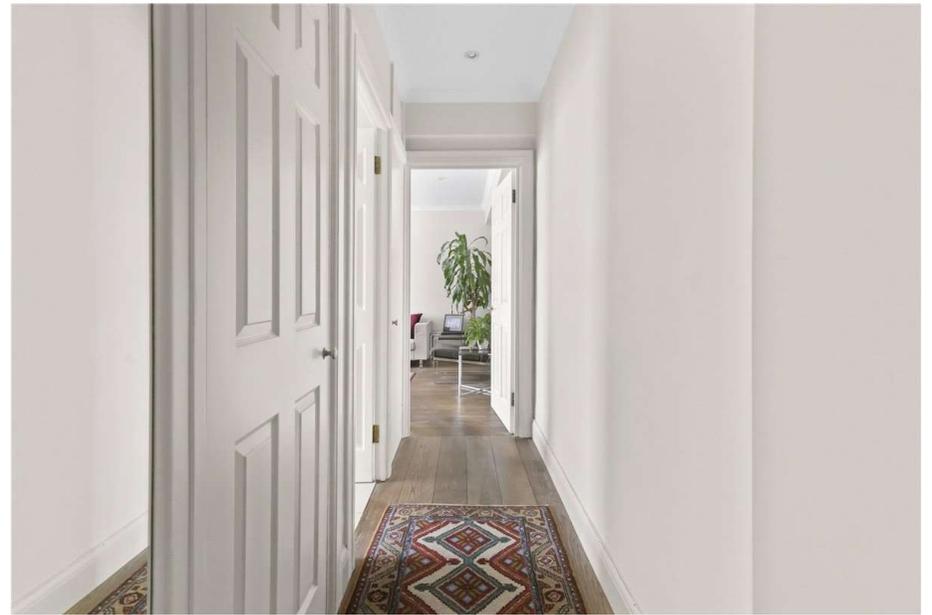
Date: 3/11/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(68-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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