



MILTON  
STONE

# Warwick Chambers, Pater Street, W8

£545,000 Leasehold

1 bedroom flat for sale

## Description

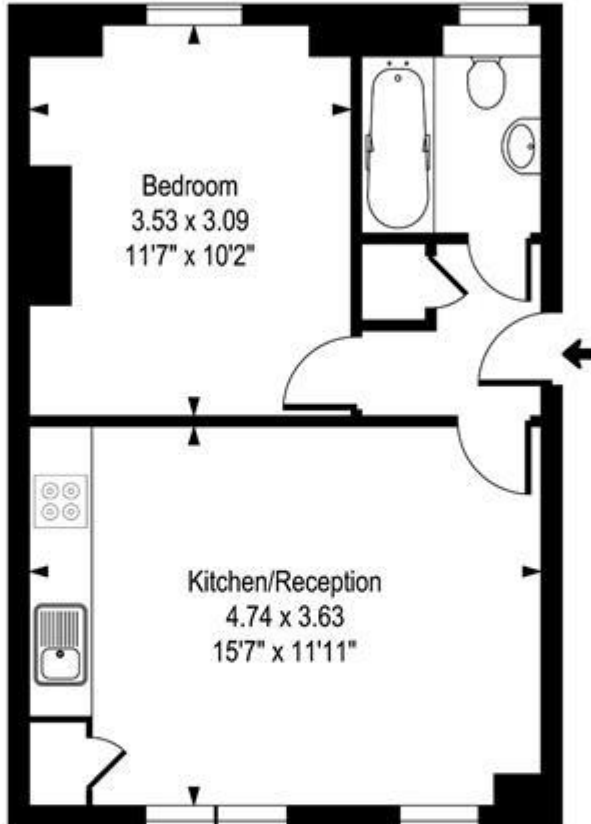
A lovely one bedroom flat situated on the raised ground floor of a well maintained purpose built block. Accommodation comprises a master bedroom, reception room, fully fitted open plan kitchen with eating area and a family bathroom. Added benefits include wooden floors in the living room and plenty of natural light. Located on Pater Street close to all amenities of Kensington High Street, Earls Court and within walking distance to both High Street Kensington and Earls Court underground stations.

## Tenure

Leasehold (108 years)



# Warwick Chambers, W8



Upper Ground Floor

Approx Gross Internal Area 395 Sq Ft - 36.72 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not energy efficient - higher running costs</i>		<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
	77		75
55		52	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
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