



MILTON  
STONE

# Farmer Street, W8

£3,250,000 Freehold

4 bedroom terraced house for sale

## Description

A beautifully presented 4 bedroom house with a charming garden in this pretty street in Kensington.

Farmer Street is ideally placed in the heart of 'Hillgate Village' close to all the amenities of both Notting Hill and High Street Kensington with the green spaces of both Holland Park and Kensington Gardens also within easy walking distance.

Accommodation:

Master Bedroom Suite; 3 Further Bedrooms (one currently used as a Study); 1 Further Bathroom; Double Reception Room; Eat-in Kitchen, Visitors' WC; Terrace; Garden

## Tenure

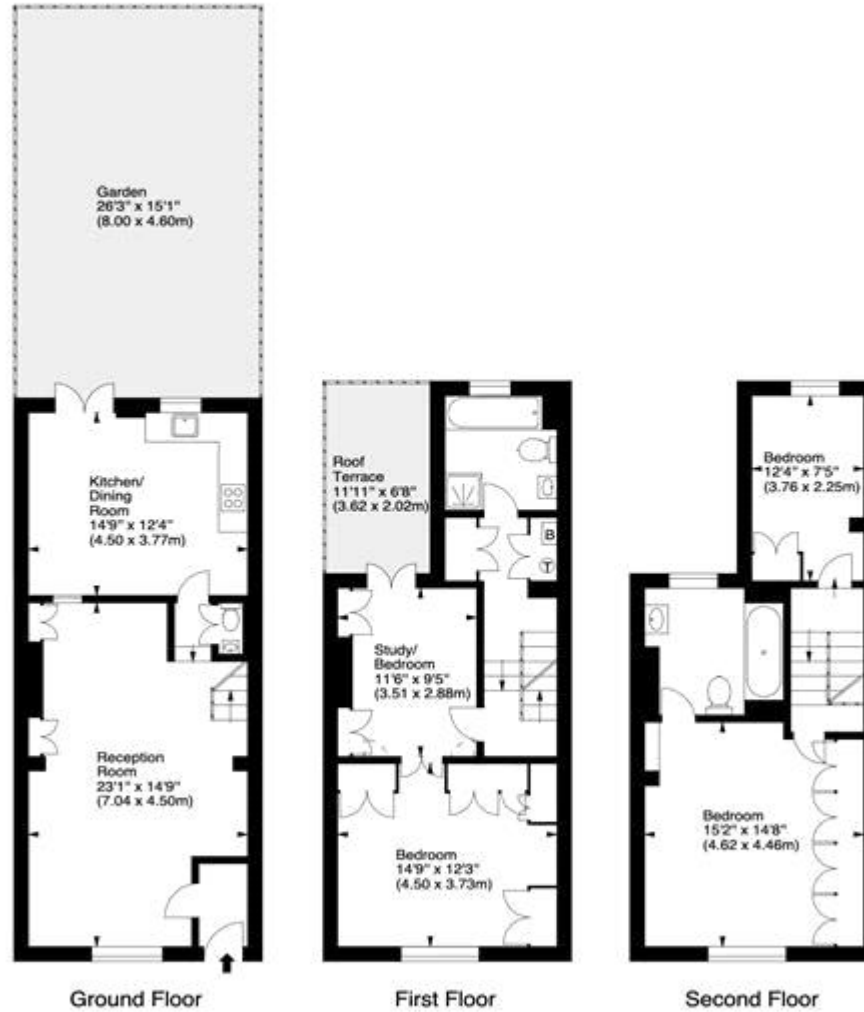
Freehold



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Approx. Gross Internal Area  
1438 Sq Ft - 133.59 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		<b>86</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>60</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<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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