



WYCOMBE SQUARE, W8
£1,726,000 SHARE OF FREEHOLD

**A SUPERB AND BEAUTIFULLY PRESENTED ONE BEDROOM
APARTMENT WITH GARDEN VIEWS OCCUPYING APPROXIMATELY
914 SQ FT.**

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DESCRIPTION:

A superb and beautifully presented one bedroom apartment with garden views occupying approximately 914 sq ft. This spacious flat is located within the luxury Wycombe Square development with its gated entrance from Aubrey Walk, patrolling security concierge service and monitored CCTV protection.

This large flat has bright and airy rooms with high ceilings throughout. Accommodation consists of a grand reception room with bay window overlooking gardens, well equipped kitchen/dining room, bedroom suite with bay window and en suite bathroom and a separate guest cloakroom.

The apartment has an entrance via the block but also has an impressive and attractive entrance through the shared gardens from Aubrey Walk. Parking is also available.

Wycombe Square is situated within the Heart of The Royal Borough of Kensington & Chelsea and is close to the many excellent shops, restaurants and transport facilities on both Kensington High Street and Notting Hill Gate. The green open spaces of both Holland Park and Kensington Gardens are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Dining Room | Bedroom | En Suite Bathroom | Guest WC |
Two Entrances | Porters/Concierge Service

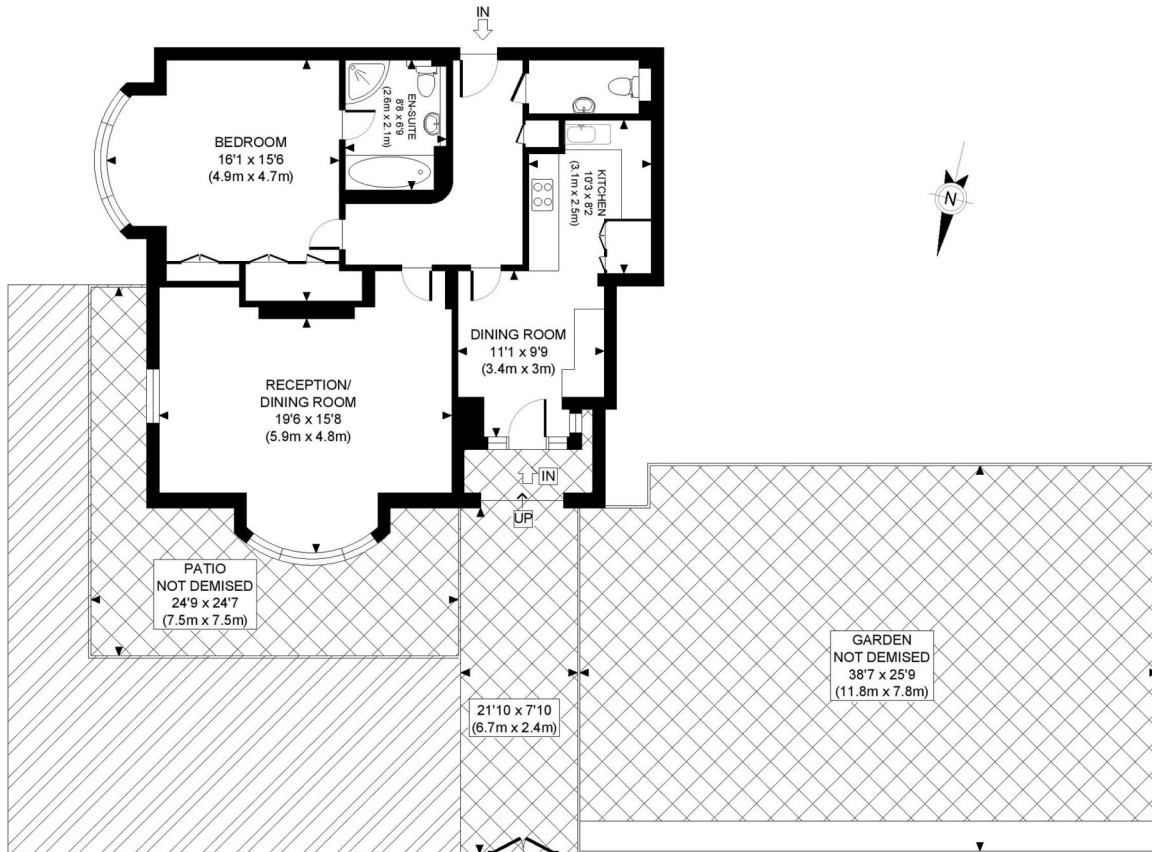
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Notting Hill Gate
Holland Park



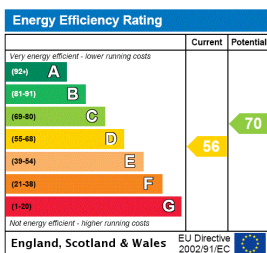


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 914 SQ FT/ 85 SQM

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Lease: 977 years remaining
Ground Rent: TBC
Service Charge: £10,139.82 per annum
Reserve fund: £1,771.90 per annum
Council tax band: G

Please note all figures are approximate

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