



CAMBRIDGE GARDENS, W10
£750,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM FLAT WITH A STUNNING LARGE BACK GARDEN

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DESCRIPTION:

A great opportunity to buy a fantastically bright garden flat with its own front door in this beautiful Georgian period building. The property benefits from an abundance of natural light and both private front and back gardens. The property can be configured in a number of ways and benefits from a large glass conservatory styled roof. There are two bedrooms and a decent sized bathroom as well as vault storage.

Cambridge Gardens is a pretty tree lined residential street close to the amenities of Portobello Road and Ladbroke Grove. Ladbroke Grove Underground Station is a 3 minutes walk from the property (Circle and Hammersmith & City lines).

AT A GLANCE

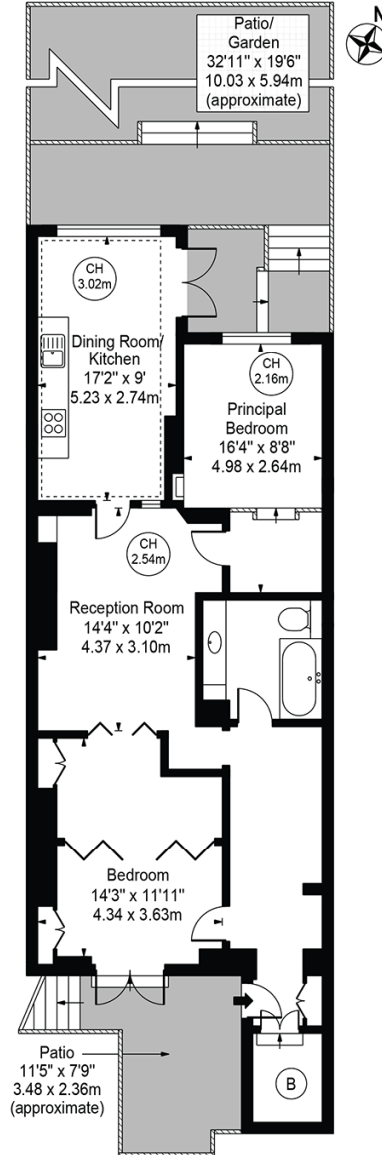
- Bright Garden Flat
- Scope to Change Layout
- Large Beautiful Back and Front Gardens
- Two Bedrooms
- Separate Kitchen
- Neutral Decor
- Space for a Home Office
- Masses of Storage
- EPC Rating C





Cambridge Gardens

Approx. Gross Internal Area 854 Sq Ft - 79.34 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Service Charge: TBC

Ground Rent: Peppercorn

Council Tax Band: RBKC Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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