



**KENSINGTON PARK GARDENS, W11**  
**£1,700,000 SHARE OF FREEHOLD**

**A BRIGHT AND VERY SPACIOUS TWO DOUBLE BEDROOM  
FLAT OVERLOOKING AND WITH USE OF LADBROKE  
SQUARE GARDENS.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





### **DESCRIPTION:**

A fantastic bright and very spacious two-bedroom flat on the third of this period conversion building. Comprising two spacious double bedrooms, separate kitchen, bathroom, and large amounts of built in storage throughout the flat. The living area has a small balcony which overlooks the wonderful communal gardens behind and offers a fantastic view.

The property is Grade II Listed and located in a conservation Area.

### **ADDITIONAL INFORMATION**

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

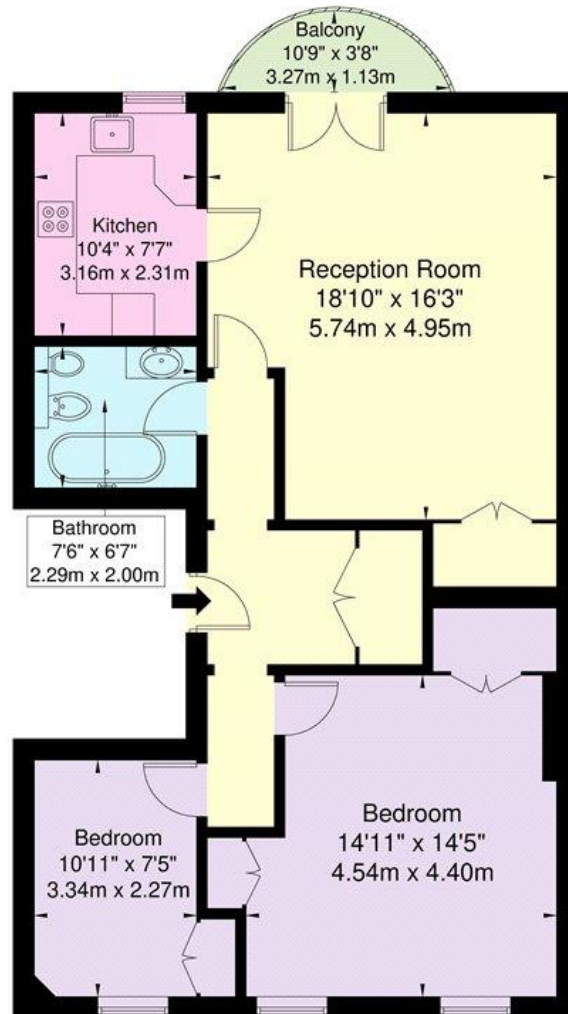
### **LOCATION:**

Kensington Park Gardens is an imposing, residential street running between Kensington Park Road and Ladbrooke Grove, perfectly positioned a short walk from and between the boutiques, bars and restaurants of Westbourne Grove and the transport connections of Notting Hill Gate.



# Kensington Park Gardens, W11 3HD

Approx. Gross Internal Area = 83.1 sq m / 894 sq ft



Third Floor

Ref

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

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 | 74                      | 79        |
| (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 |           |

**Tenure:** Share of Freehold

**Term:** 943 year and 10 months

**Service Charge:** £4666 per annum

**Council Tax Band:** G (RBKC)

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.

**Winkworth**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.