



CAMBRIDGE GARDENS, W10
£650,000 SHARE OF FREEHOLD

STUNNING TWO BEDROOM FIRST FLOOR PERIOD CONVERSION FLAT WITH PRIVATE ROOF TERRACE

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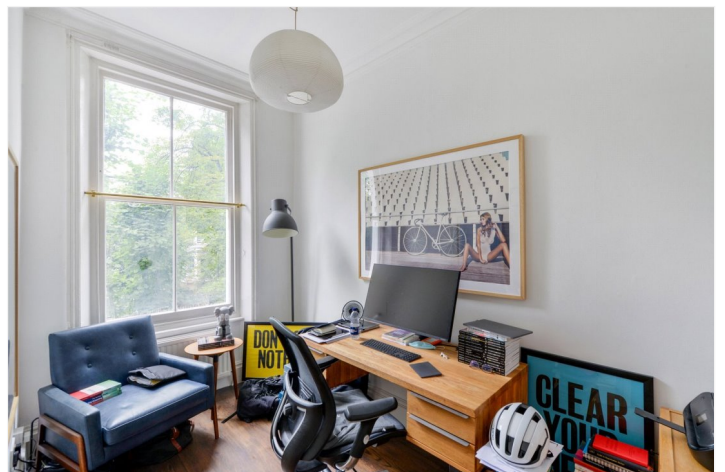


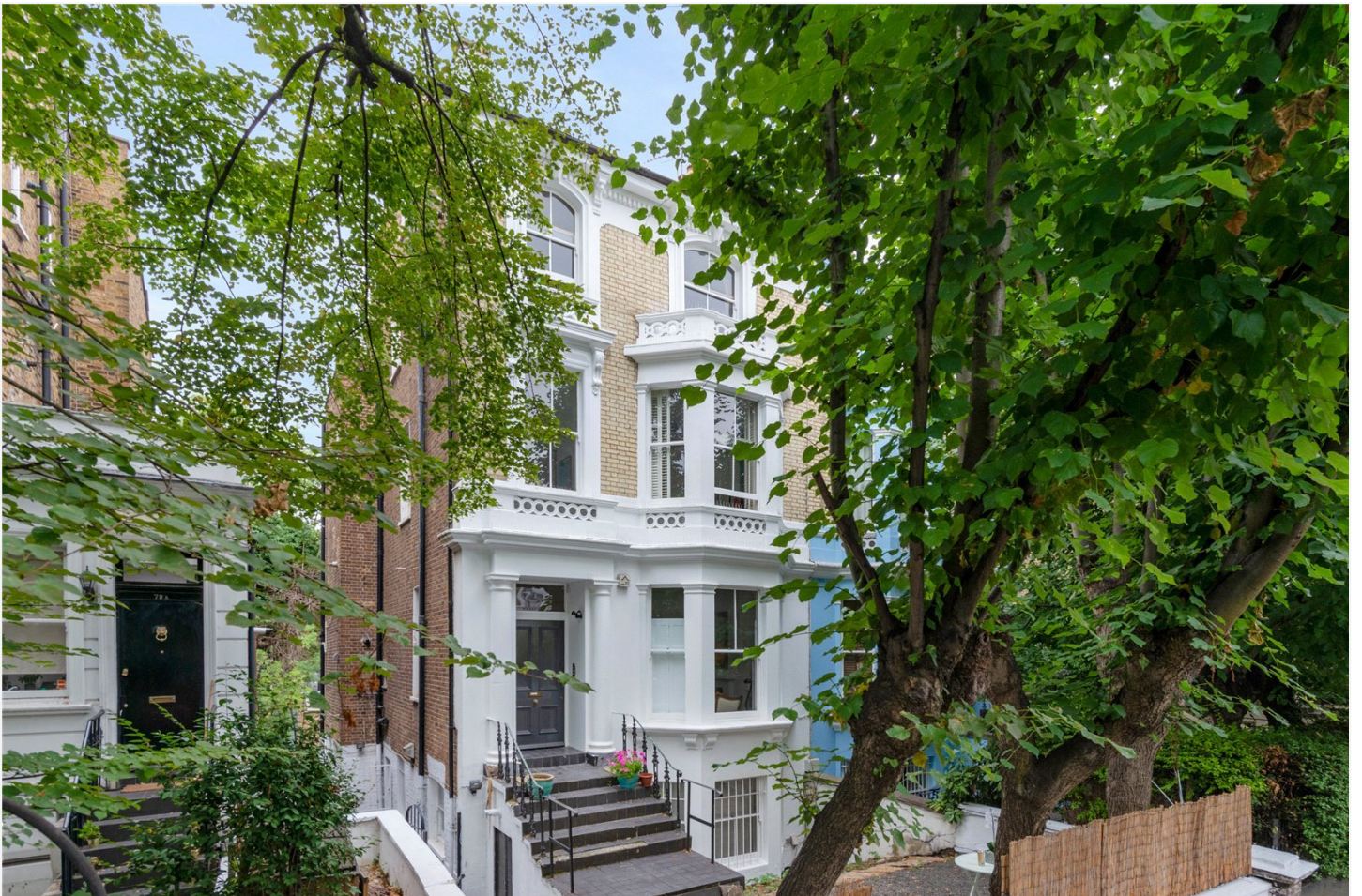
DESCRIPTION:

Presenting this gorgeous two bedroom apartment that is set within a well maintained period building on a sought after tree lined residential road in the heart of Ladbrooke Grove.

The property is situated on the first floor and comprises two spacious bedrooms, bright south facing reception, fully fitted kitchen and family bathroom. The property additionally benefits from lovely south facing private roof terrace.

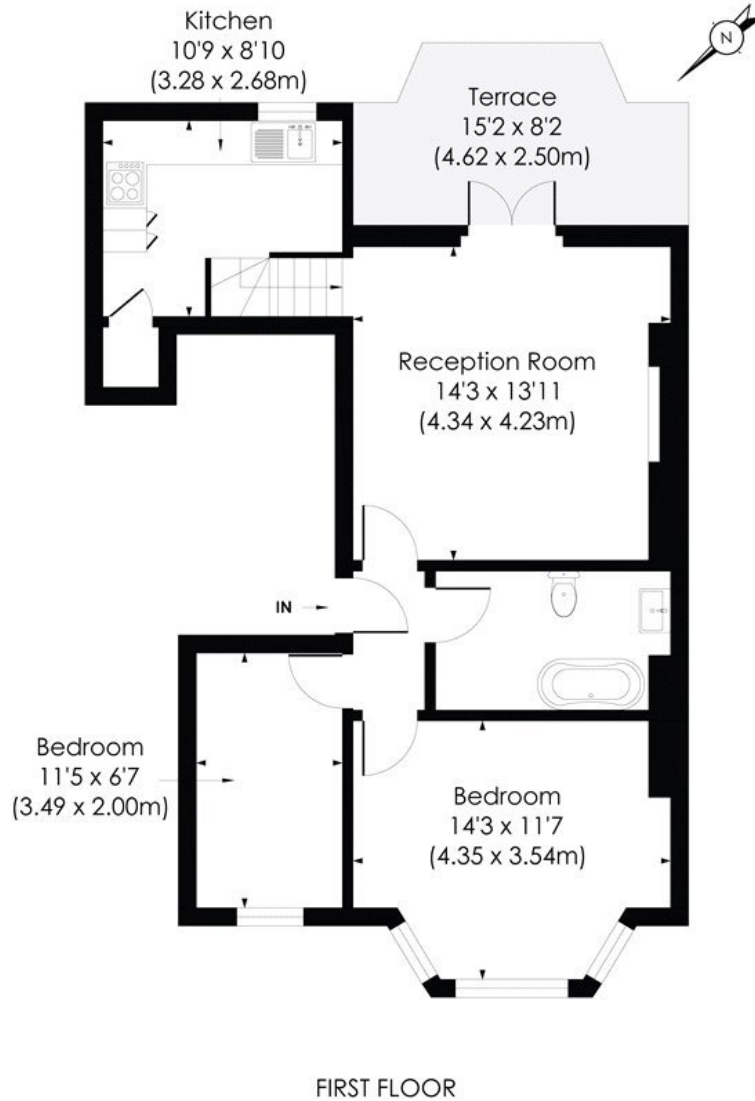
The property is ideally located within a short walk of Ladbrooke grove underground station which allows quick and convenient access to Central London and other parts of the city. The property is in very close proximity to Portobello Market and Golborne Road.





CAMBRIDGE GARDENS, W10

Approx. Gross Internal Floor Area
629 Sq. ft/58.45 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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

Term: 87 year and 6 months

Service Charge: £1400 per annum

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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