



CAMBRIDGE GARDENS, W10
£450,000 SHARE OF FREEHOLD

A CHARMING BRIGHT VERY LARGE STUDIO
FLAT IN A FANTASTIC LOCATION CLOSE TO
LADBROKE GROVE AND PORTOBELLO ROAD

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

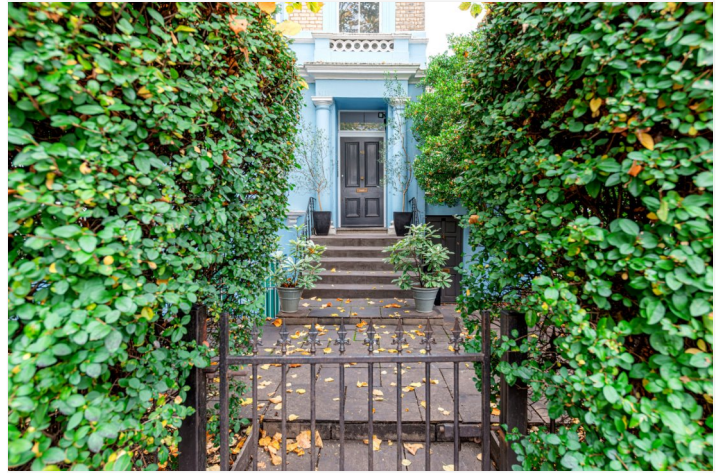
A charming exceptionally large studio flat (575 sq. feet including restricted height area) set on the ever popular Cambridge Gardens. The apartment is stunningly decorated throughout with modern "clean line" features mixed with traditional touches such as bright sash windows. The property is cleverly designed with a built in study, masses of storage, separate, modern kitchen and good sized bathroom. The property further benefits from a private modern balcony. The property could be easily converted into a one bedroom flat.

Cambridge Gardens is a pretty tree lined residential street close to the amenities of Portobello Road and Ladbroke Grove. Ladbroke Grove Underground Station is within walking distance (Circle and Hammersmith & City lines).

AT A GLANCE

- Large Studio Flat
- Beautiful Converted Villa
- Third Floor
- Private Balcony
- Separate Study Area
- Abundance of Natural Light
- Masses of Storage
- Separate Modern Kitchen
- EPC Rating C





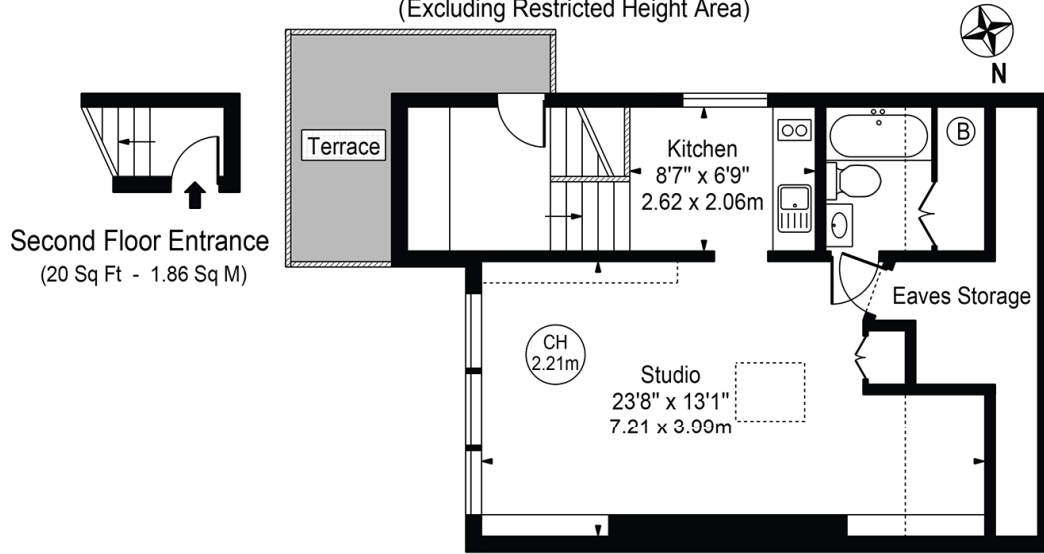
Cambridge Gardens

Approx. Total Internal Area 575 Sq Ft - 53.42 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 429 Sq Ft - 39.86 Sq M

(Excluding Restricted Height Area)



Third Floor

(555 Sq Ft - 51.56 Sq M)

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.

Copyright Morriarti Photography & Design LTD

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	75	76
(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

Term: 979 year and 11 months

Service Charge: £1300 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.

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

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.