



Kensington Park Road, W11

£825,000 *Share of Freehold*



West11 and Winkworth are delighted to introduce Kensington Park Road - a fully renovated raised ground floor apartment in Prime W11, moments from Westbourne Grove

KEY FEATURES

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- 542 Square Feet
- Ground Floor
- Period



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

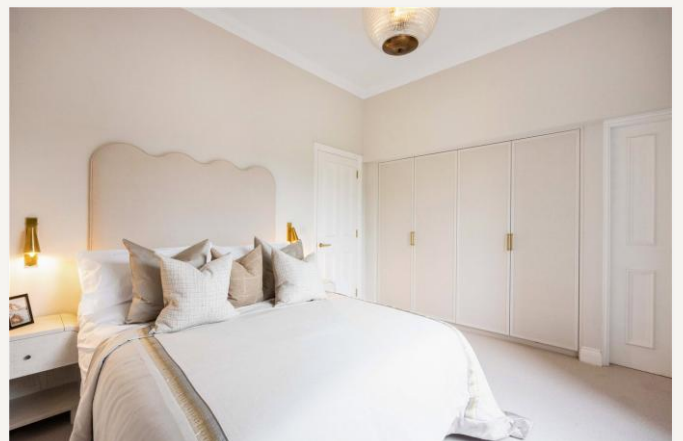
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Completed to the refined West11 specification, this charming, raised ground floor apartment extends to 542 sq ft. The property opens directly into a bright open-plan reception room and kitchen, featuring wonderfully high ceilings, a large west-facing sash window and beautiful parquet flooring throughout. The generously proportioned bedroom is positioned to the rear and benefits from built-in wardrobes, leading through to a luxuriously finished en-suite shower room.

Kensington Park Road runs North East from Notting Hill Gate. The property is located opposite Stanley Gardens, two minutes from Westbourne Grove and the famous Portobello Road.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 998 year and 3 months
Service Charge: £2500 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E (RBKC)
EPC rating: C
Is the property listed: Property is not listed

Utilities:

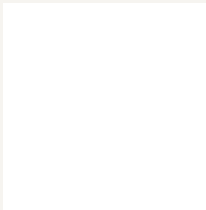
Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250095>

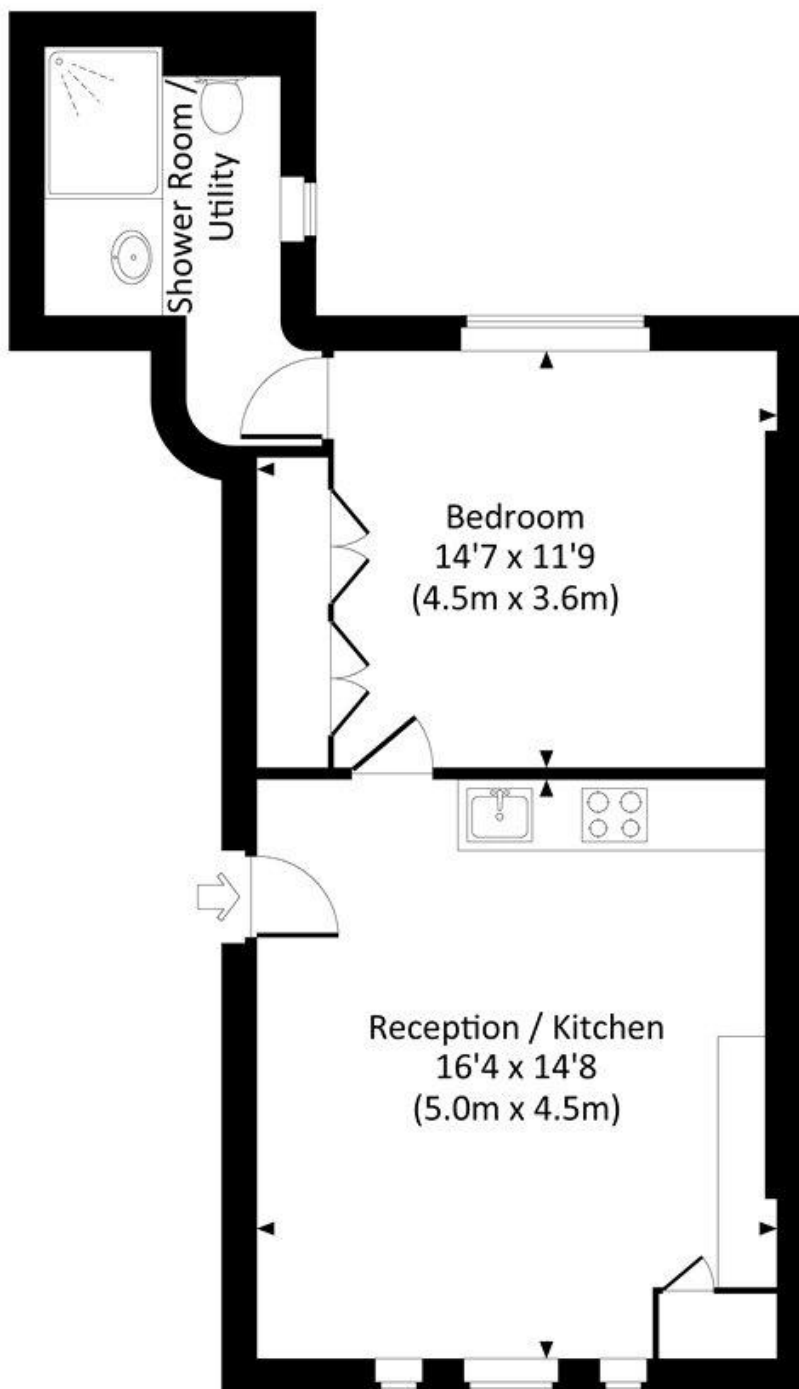
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



KENSINGTON PARK ROAD, W11

Approx. gross internal area

542 Sq Ft. / 50.4 Sq M.



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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