



Kensington Park Gardens, W11

£795,000 *Leasehold*



An exceptional and rare, raised ground floor apartment on this most prestigious street with the right to apply to Ladbroke Square Gardens.

KEY FEATURES

- 1 Bedroom Flat
- Purpose-Built Development
- Porter
- 569 Sq Ft
- Communal Gardens
- Leasehold



Notting Hill Sales

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DESCRIPTION

A beautifully maintained one-bedroom apartment situated within a sought-after purpose-built development with porter service, in the heart of prime Notting Hill.

The apartment offers bright, well-proportioned accommodation, featuring a generous reception room and a separate kitchen with ample space for dining. Ideal as a London home, first-time purchase or pied-à-terre, the property also enjoys the rare privilege of access to the exclusive Ladbroke Square communal gardens.

Occupying one of Notting Hill's most desirable addresses, Kensington Park Gardens is a picturesque, tree-lined street just moments from the fashionable boutiques, cafés and restaurants of Westbourne Grove and the iconic Portobello Road Market. Excellent transport links are available nearby at Notting Hill Gate station, providing easy access across London.

Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

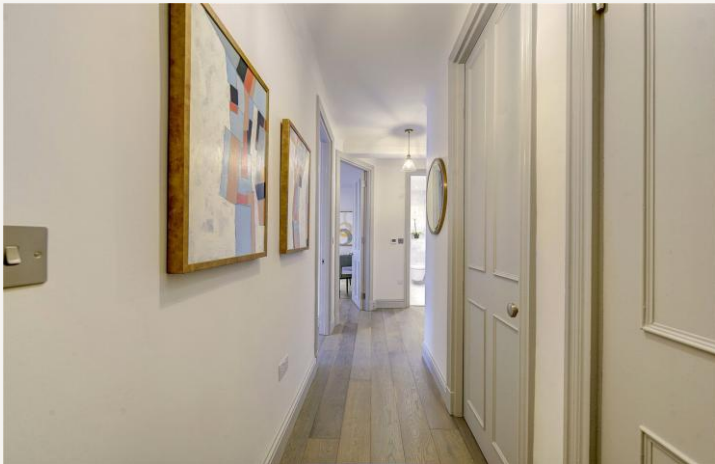
Heating – Communal

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

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

MATERIAL INFORMATION

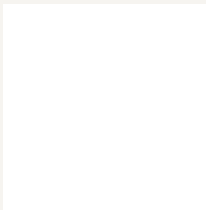
Tenure: Leasehold
Term: 134 year and 5 months
Service Charge: £5,200 per annum
Ground Rent: Peppercorn (subject to increase)
Council Tax Band: E (RBKC)
EPC rating: D
Is the property listed: Property is not listed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		



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



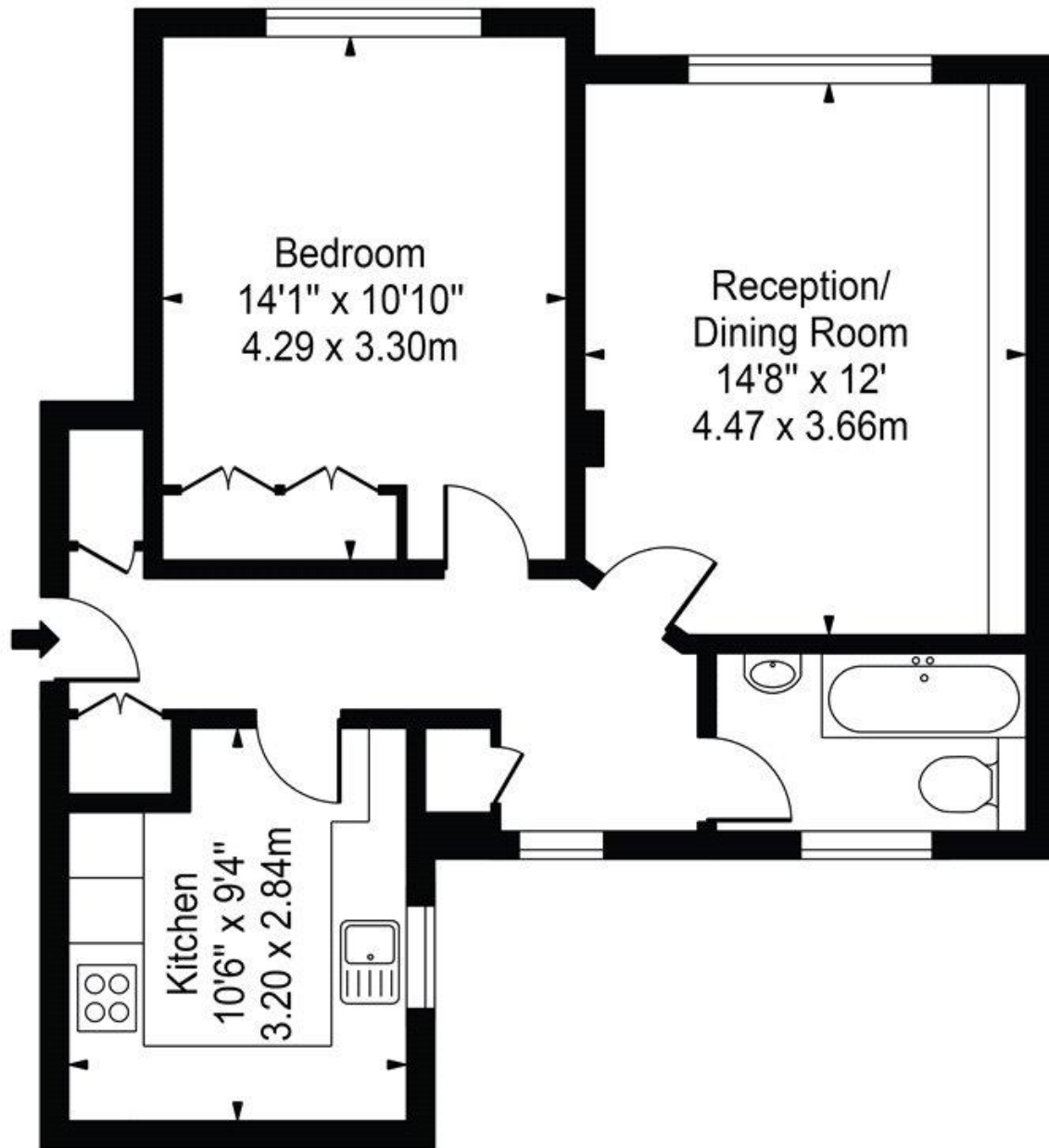
<https://www.winkworth.co.uk/sale/property/NHS260209>

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.



The Lodge

Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



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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