



KENSINGTON PARK GARDENS, W11
£1,550,000 SHARE OF FREEHOLD

**AN EXCEPTIONAL AND VERY RARE, RAISED GROUND FLOOR
 APARTMENT ON THIS MOST PRESTIGIOUS STREET WITH DIRECT ACCESS
 TO STANLEY GARDENS SOUTH AND THE RIGHT TO APPLY TO LADBROKE
 SQUARE GARDENS.**

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

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DESCRIPTION:

This exceptional apartment occupies the raised ground floor of an elegant end-of-terrace period building on one of Notting Hill's premier roads. A charming, spacious communal hallway leads to the flat's entrance.

Inside, the interconnecting reception rooms immediately impress with their generous proportions, abundant natural light, and tranquil atmosphere. One end overlooks the communal gardens of Stanley Gardens South, while the other offers views toward Kensington Park Gardens and the entrance to Ladbroke Square Gardens. Steps from the reception room lead to a cleverly designed kitchen that maximizes storage and provides coveted direct access to the communal gardens. The bedroom, located at the front of the property, features ample built-in storage, with the bathroom situated just behind.

The apartment retains beautiful period details throughout, including wide-plank wooden flooring, sash windows, ceiling cornicing, and working shutters. It also benefits from direct access to Stanley Gardens South and the right to apply for access to Ladbroke Square Gardens.

LOCATION:

Kensington Park Gardens is a highly sought after, imposing, residential street running from Kensington Park Road to Ladbroke 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.

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>



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APPROXIMATE GROSS INTERNAL AREA

749 Ft² - 69.63 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: £2,000 per annum

Council Tax Band: F (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.

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