



KENSINGTON GARDENS SQUARE, W2  
**£975,000 SHARE OF FREEHOLD**

**A NEWLY REFURBISHED THREE BEDROOM, TWO  
 BATHROOM, LOWER GROUND FLOOR FLAT WITH ACCESS  
 TO THE COMMUNAL GARDENS DIRECTLY OPPOSITE.**

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

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### DESCRIPTION:

This very spacious lower ground floor flat is presented in excellent condition having recently been refurbished. Accessed via a private entrance the flat extends to 1,013sq.ft and comprises a large semi open plan kitchen/dining and reception room, three bedrooms and two bathrooms. There is a courtyard to the rear while the property has the right to apply for the private communal gardens of Kensington Gardens Square directly opposite.

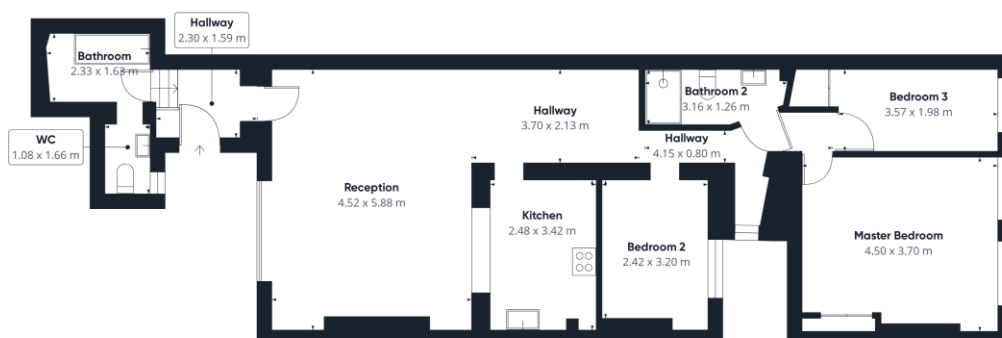
### LOCATION:

Kensington Gardens Square is an impressive garden square, running south from Westbourne Grove with its many shops and restaurants, and just to the east Queensway with its many amenities and transport links and current extensive regeneration programme.





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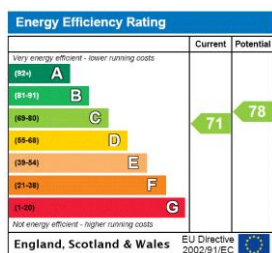
Approximate total area<sup>(1)</sup>  
94.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.



#### Utilities:

Gas – Mains  
Electricity – Mains  
Waste – Mains Sewerage  
Water – Mains  
Broadband – Fiber

#### Tenure:

Share of Freehold

#### Term:

100 years remaining

#### Service Charge:

£3,000 per annum

#### Ground Rent:

N/A

#### Council Tax Band:

Band F (City of Westminster)

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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