



**WYNNSTAY GARDENS, W8**  
**£2,500,000 SHARE OF FREEHOLD**

**AN ELEGANT AND LATERAL THREE BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR (WITH LIFT) OF A WELL-RUN PORTERED BLOCK ON PRIVATE ROAD AND WITH FIRST COME, FIRST SERVED OFF STREET PARKING.**

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## DESCRIPTION:

An elegant and lateral three bedroom apartment situated on the second floor (with lift) of a well-run portered block on private road and with first come, first served off street parking. The property has two grand reception rooms, kitchen/breakfast room, principal bedroom with en suite bathroom, two double bedrooms, further family bathroom, study, utility room and cloakroom.

Wynnstay Gardens has very good security with a porter's lodge and is accessed via Allen Street which is just off Kensington High Street with its many excellent shops, restaurants and transport facilities. The extensive green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

## ACCOMMODATION:

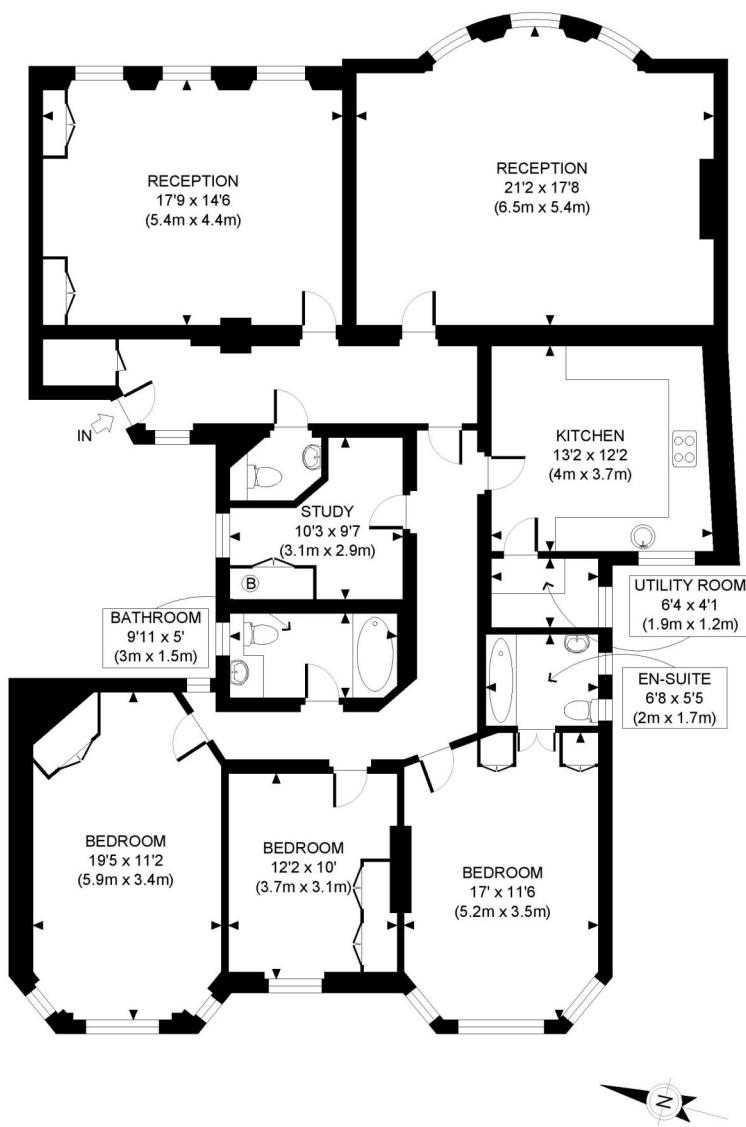
Entrance Hall | Two Large Receptions Room | Kitchen/Breakfast Room | Principal Bedroom With En Suite Bathroom | Two Further Double Bedrooms | Further Bathroom | Storage Room | Cloakroom

## NEAREST PUBLIC TRANSPORT:

High Street Kensington







SECOND FLOOR

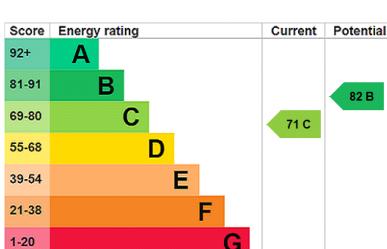
APPROX. GROSS INTERNAL FLOOR AREA: 1841 SQ FT/ 171 SQM

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PROPERTY PHOTO PLANS  
SEE STEP 5 FOR PROPERTY MARKETING

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.



**Tenure:** Share of Freehold  
**Lease:** 960 years remaining  
**Service Charge:** £6,214 per annum  
**Reserve Fund:** £4,286 per annum  
**Ground Rent:** Peppercorn  
**Council Tax Band:** H  
**Local authority:** The Royal Borough of Kensington & Chelsea

*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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