



WYNNSTAY GARDENS, W8
£2,850,000 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.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



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:

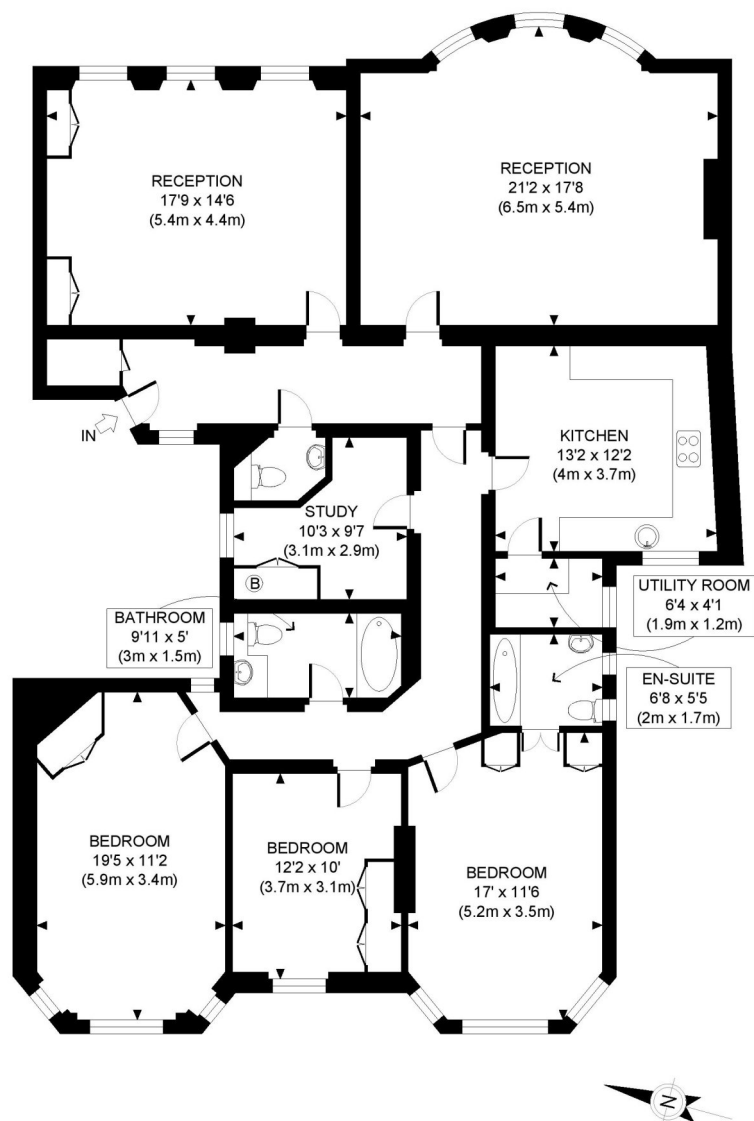
Entrance Hall | Two Large Receptions Room | Kitchen/Breakfast Room | Principal Bedroom With En Suite Bathroom | Two Further Double Bedrooms | Further Bathroom | Storage Room | Cloakroom

NEAREST PUBLIC TRANSPORT:

High Street Kensington







SECOND FLOOR

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

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS THE STOP SHOP 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.

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

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.

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.