

CAMBRIDGE GARDENS, W10
£425,000 LEASEHOLD

"A BEAUTIFULLY FINISHED PERIOD
APARTMENT OFFERING STYLISH, SPACIOUS
LIVING IN ONE OF NOTTING HILL'S MOST
DESIRABLE TREE-LINED AVENUES

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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DESCRIPTION:

Set on the second floor of a striking white stucco-fronted period building, this beautifully presented one-bedroom flat offers an ideal blend of classic architecture and contemporary style. The generous reception room is flooded with natural light and features sleek wooden flooring throughout, with ample space for both relaxing and entertaining. The spacious double bedroom provides a peaceful retreat, while a modern bathroom and two built-in storage cupboards are conveniently accessed from the entrance hall. Tucked away on a picturesque tree-lined avenue, surrounded by grand detached and semi-detached villas, the flat is perfectly positioned to enjoy everything Notting Hill has to offer. From the vibrant energy of world-famous Portobello Road Market to the stylish boutiques and eateries of Golborne Road, you're at the heart of one of London's most iconic neighbourhoods.

AT A GLANCE

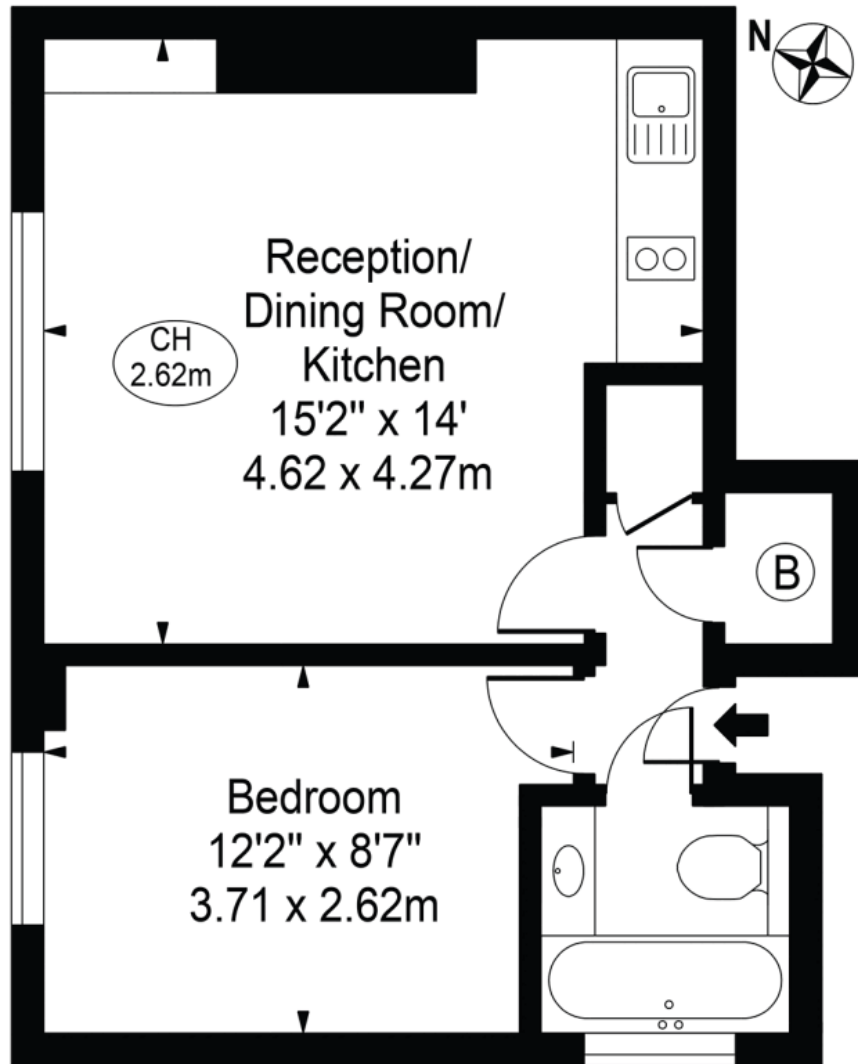
- Elegant period conversion
- Spacious reception with dining area
- Private balcony
- Wooden flooring throughout
- Ample storage
- Highly sought-after Notting Hill location
- Excellent transport links
- EPC Rating D





Cambridge Gardens

Approx. Gross Internal Area 372 Sq Ft - 34.56 Sq M



Second 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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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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 60 year and 7 months (contains a contractual clause in the Fifth Schedule confirming that upon sale, the lease is **re-issued** for 99 years)

Service Charge: £1272 per annum

Ground Rent: £ 112 Annually

Council Tax Band: RBKC Band C

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