



## Kensington Park Road, W11

£850,000 *Share of Freehold*

West11 and Winkworth are delighted to introduce Kensington Park Road - a fully renovated raised ground floor apartment in Prime W11, moments from Westbourne Grove.



### KEY FEATURES

- Raised ground floor, 542 sq ft apartment.
- West-facing open-plan living space with high ceilings.
- Parquet flooring throughout.
- Spacious bedroom with built-in wardrobes.
- Stylish en-suite shower room.



**Notting Hill Sales**

0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

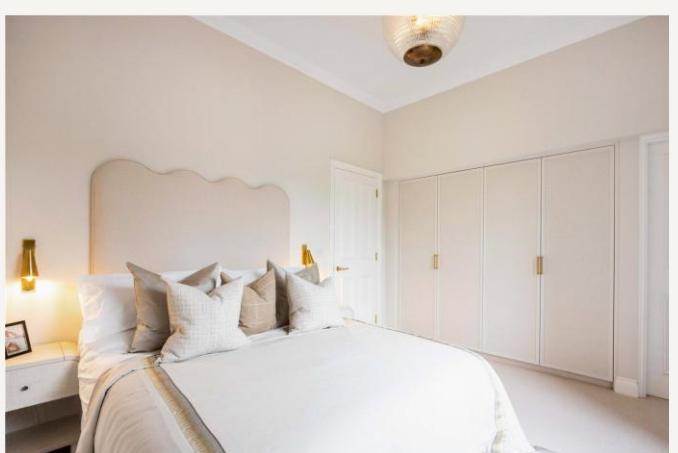
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Completed to the refined West11 specification, this charming, raised ground floor apartment extends to 542 sq ft. The property opens directly into a bright open-plan reception room and kitchen, featuring wonderfully high ceilings, a large west-facing sash window and beautiful parquet flooring throughout. The generously proportioned bedroom is positioned to the rear and benefits from built-in wardrobes, leading through to a luxuriously finished en-suite shower room.

Kensington Park Road runs North East from Notting Hill Gate. The property is located opposite Stanley Gardens, two minutes from Westbourne Grove and the famous Portobello Road.



## MATERIAL INFORMATION

**Tenure:** Share of Freehold

**Term:** 999 year and 0 months

**Service Charge:** £2500 per annum

**Ground Rent:** N/A

**Council Tax Band:** E (RBKC)

**EPC rating:** C

**Is the property listed:** Property is not listed

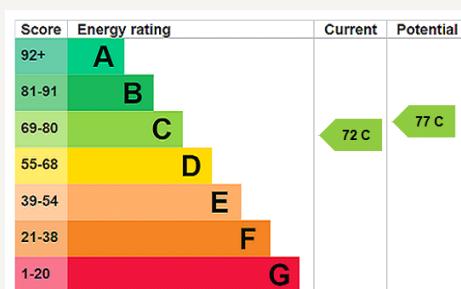
### Utilities:

**Electricity supply:** Mains Supply

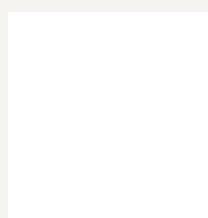
**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

**Mobile signal:** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250095>

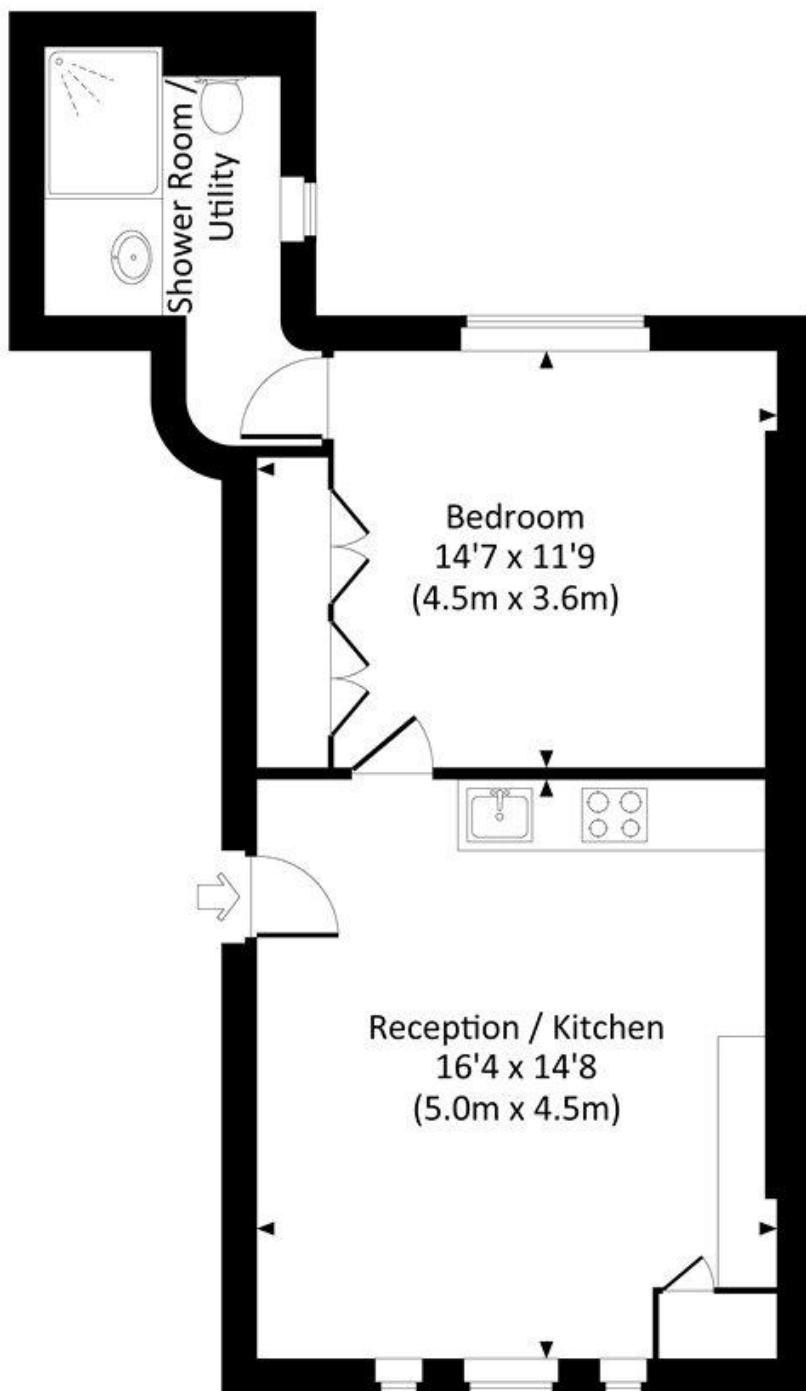
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



# KENSINGTON PARK ROAD, W11

Approx. gross internal area

542 Sq Ft. / 50.4 Sq M.



## GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by [www.rayco.london](http://www.rayco.london) - +44 7793 974 209

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