



CRAVEN HILL GARDENS, W2  
£599,950 LEASEHOLD

Winkworth





## CRAVEN HILL GARDENS, W2

Positioned on the third floor (with lift) of an elegant white stucco-fronted period building, this beautifully presented one-bedroom apartment offers stylish lateral living with the rare advantage of a private roof terrace.

The accommodation comprises a bright open-plan kitchen/reception room, thoughtfully arranged to maximise space and natural light. The contemporary kitchen is fully fitted, flowing seamlessly into the reception area which enjoys leafy views and ample room for dining and relaxing.

The bedroom is well-proportioned and benefits from French doors opening directly onto the private terrace, a charming and tranquil outdoor space, ideal for morning coffee or evening entertaining. A modern bathroom completes the accommodation.

A superb opportunity for first-time buyers, investors or those seeking a well-located London pied-à-terre with private outdoor space.

Tenure: Leasehold (Approx. 84 years remaining)

Service Charge: About £4,404 per annum

Ground Rent: About £527.66 per annum

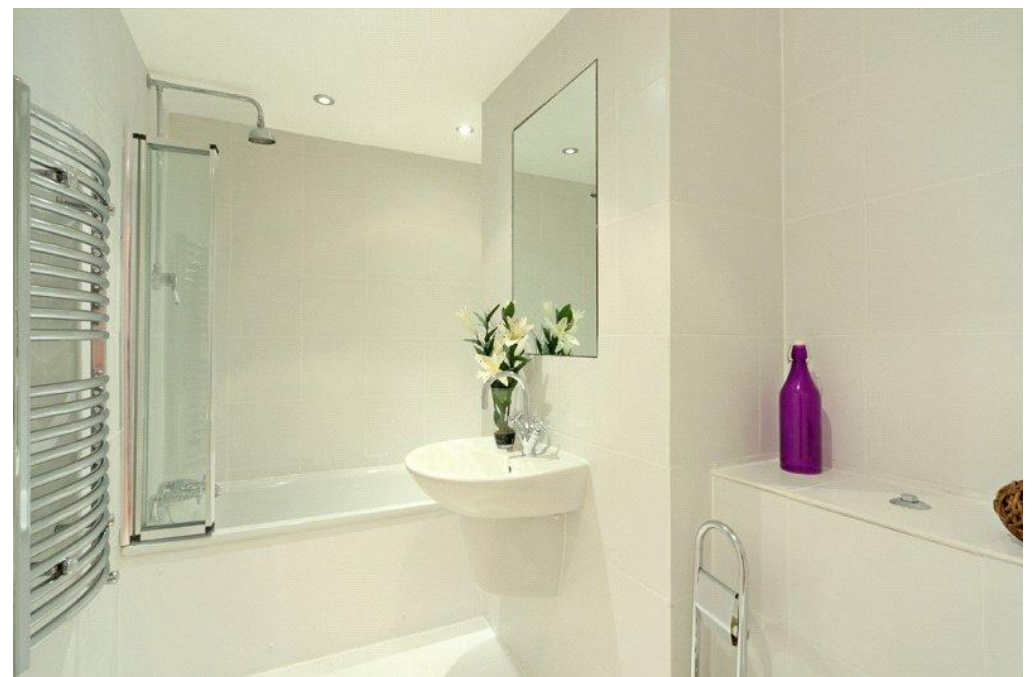
Council Tax: Westminster City Council – Band D

### LOCATION

Craven Hill Gardens is a quiet residential street moment from the open green spaces of Kensington Gardens (265 acres), while the amenities of Bayswater and Queensway are close at hand. Excellent transport links are available from Bayswater (Circle and District lines) and Queensway (Central line), with Paddington Station nearby offering National Rail services, the Elizabeth line and Heathrow Express connections.

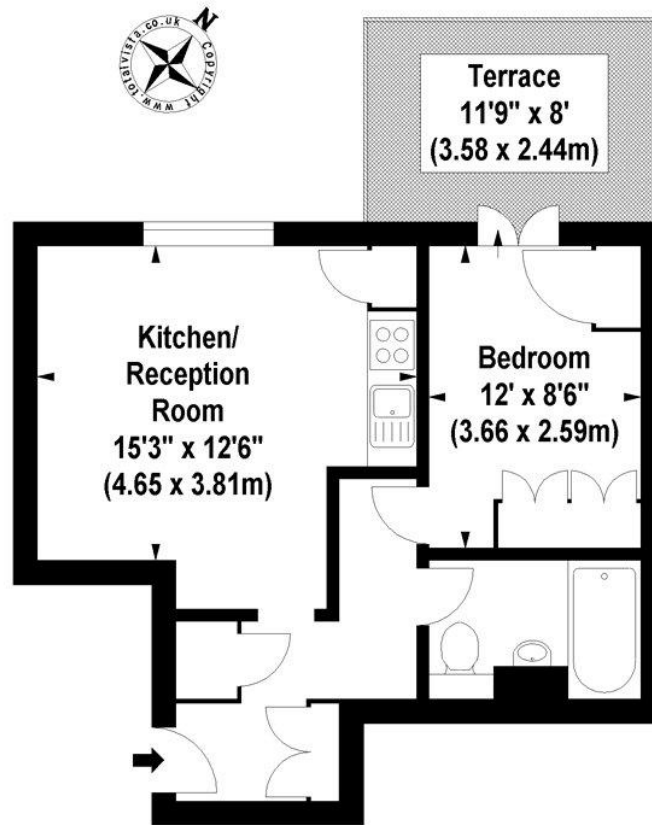






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Approx. Gross Internal Area \*  
438 Sq Ft - 40.68 Sq M



Third Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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