



**CAMBRIDGE GARDENS, W10**  
**OFFERS OVER £650,000 SHARE OF FREEHOLD**

**Winkworth**



## CAMBRIDGE GARDENS, W10

A beautifully presented one-bedroom apartment set on the raised ground floor of the ever-popular Cambridge Gardens. Recently renovated to an exceptional standard, the property has been thoughtfully refurbished throughout with no expense spared, combining elegant period charm with high-quality contemporary finishes.

The apartment retains wonderful original features including large sash windows, exceptionally high ceilings and a bright south-facing bay window, creating a light and airy living space. The open-plan reception room leads through to a stylish shaker-style kitchen, finished with elegant marble work surfaces and high-quality integrated appliances.

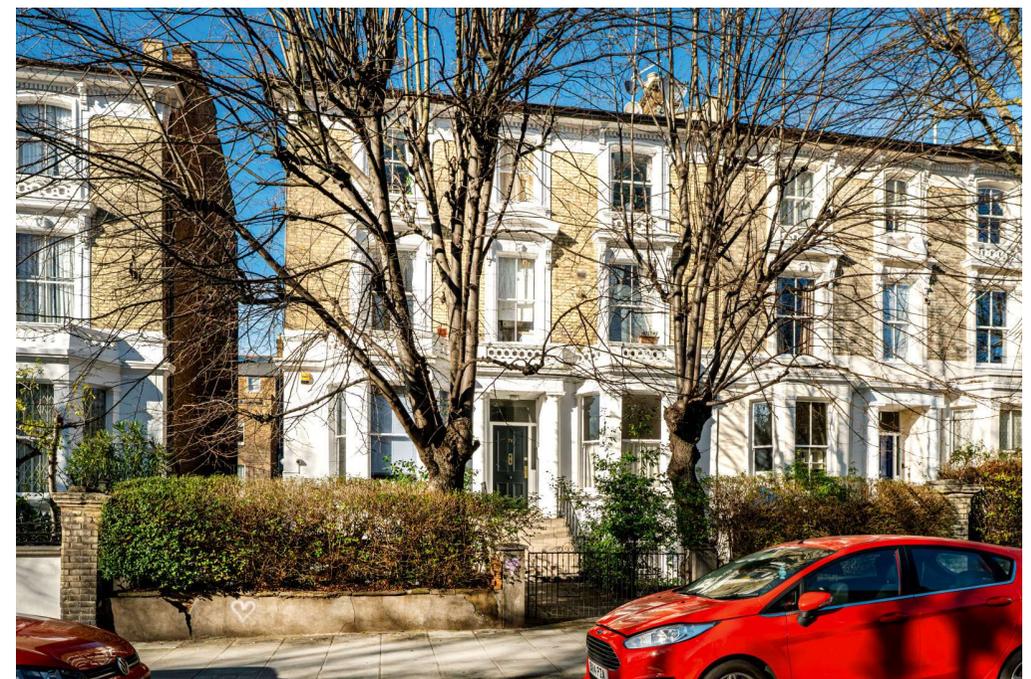
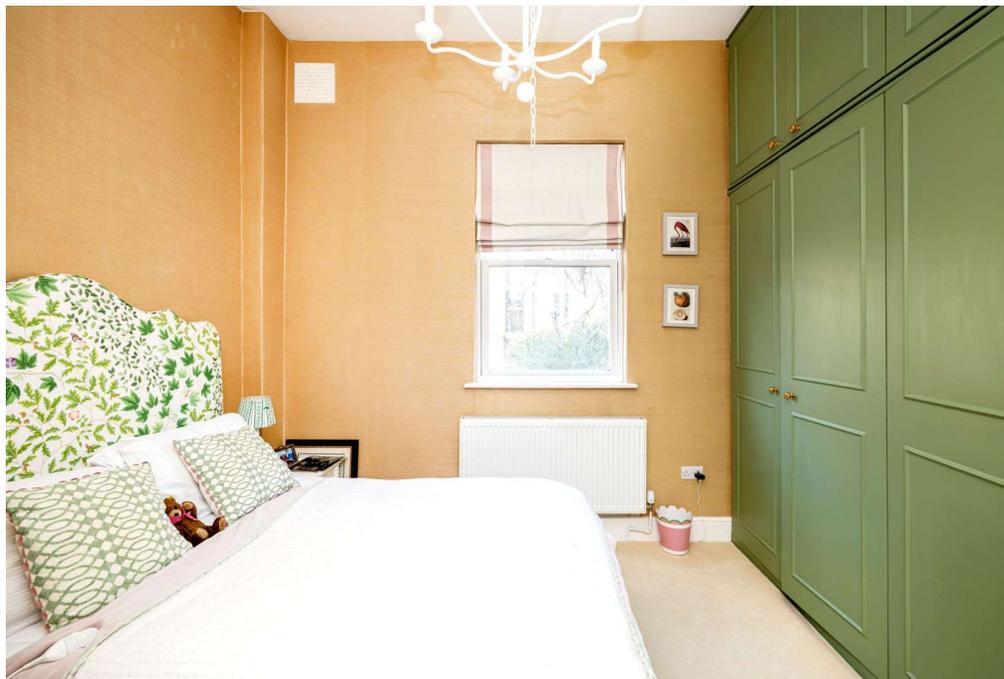
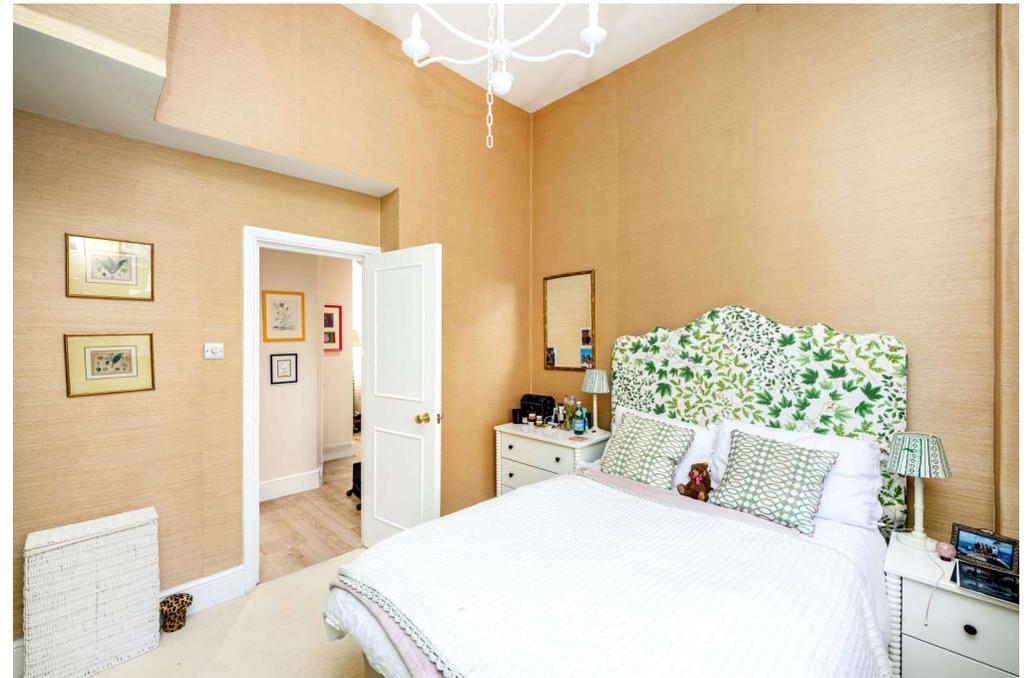
The property has undergone a comprehensive refurbishment including a full rewire and installation of a brand-new boiler, ensuring the home is both beautiful and practical. The spacious double bedroom offers an abundance of built-in storage, while the bathroom has been beautifully designed with marble-topped vanity unit, zellige-tiled walls and high-quality fixtures and fittings.

Further storage can be found in the hallway, adding to the apartment's excellent practicality.



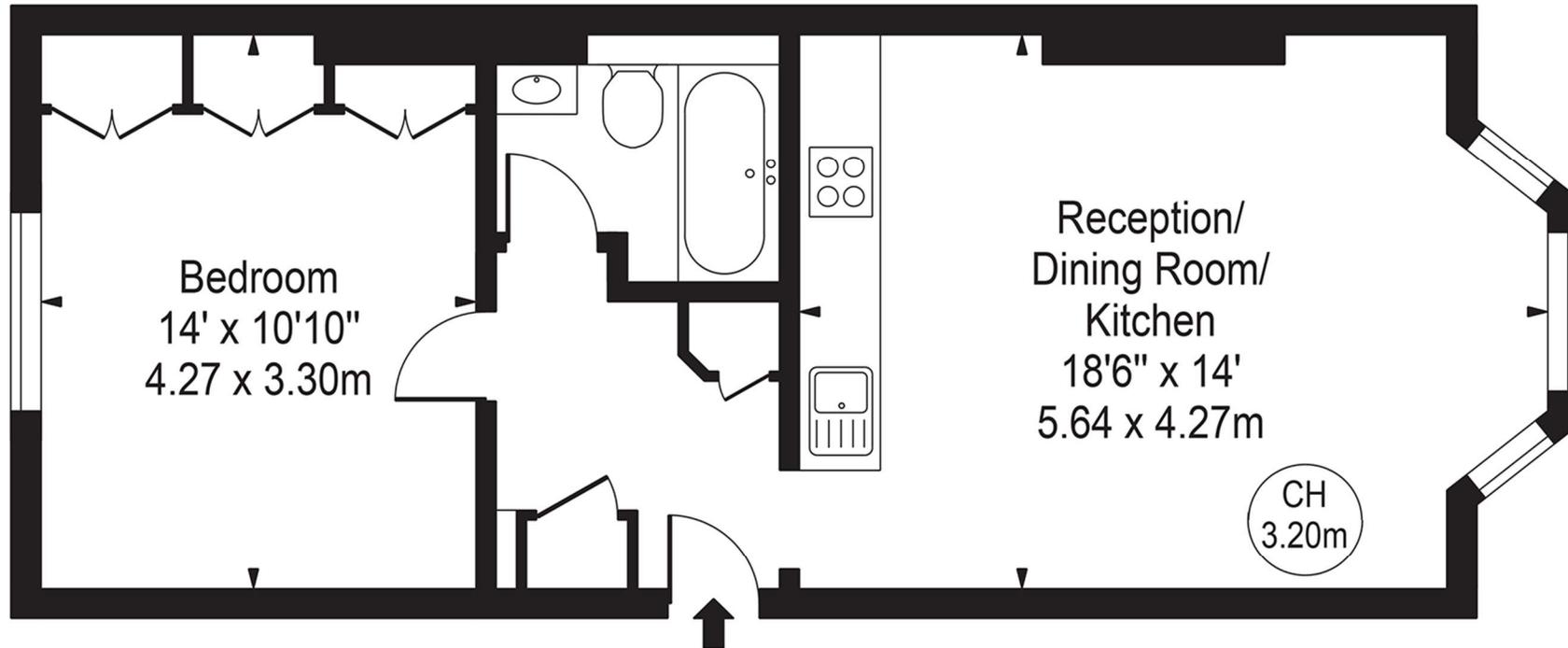
Cambridge Gardens is a picturesque tree-lined residential street ideally positioned moments from the vibrant amenities of Portobello Road and Ladbroke Grove. Transport links are excellent, with Ladbroke Grove Underground Station just a short 3–4 minute walk away, providing access to the Circle and Hammersmith & City lines.

**Share of Freehold**  
**Underlying Lease: 957 years**  
**Ground Rent: Peppercorn**  
**Service Charges: c.£1800**  
**Council Tax: RBKC Band D**



# Cambridge Gardens

Approx. Gross Internal Area 499 Sq Ft - 46.36 Sq M



## Raised Ground 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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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 71      | 81        |

England, Scotland & Wales EU Directive 2002/91/EC

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