



WARWICK GARDENS, W14
£645,000 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM PATIO GARDEN FLAT
SITUATED ON THE LOWER GROUND FLOOR OF AN ATTRACTIVE
VICTORIAN TERRACED HOUSE.**

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



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DESCRIPTION:

A beautifully presented two bedroom patio garden flat situated on the lower ground floor of an attractive Victorian terraced house. The property has a large reception room with a modern semi open plan kitchen, two bedrooms, bathroom and patio garden.

Warwick Gardens is an attractive cherry tree lined street located within The Royal Borough of Kensington & Chelsea and runs between Kensington High Street and Pembroke Road. Warwick Gardens is close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Earls Court Road. The green open spaces of Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance On Ground Floor | Reception Room | Kitchen | Two Bedrooms | Bathroom | Patio Garden

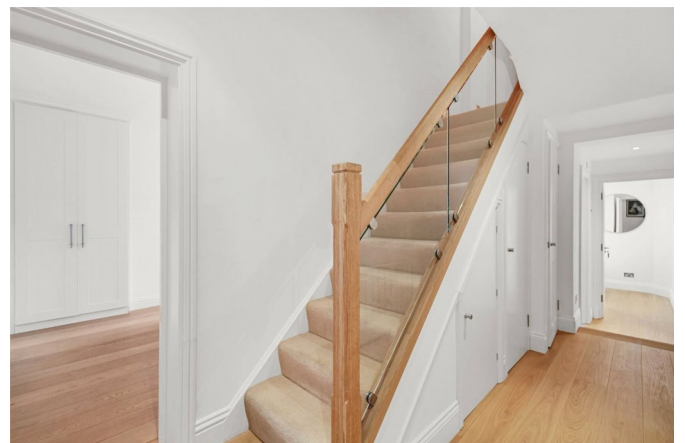
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

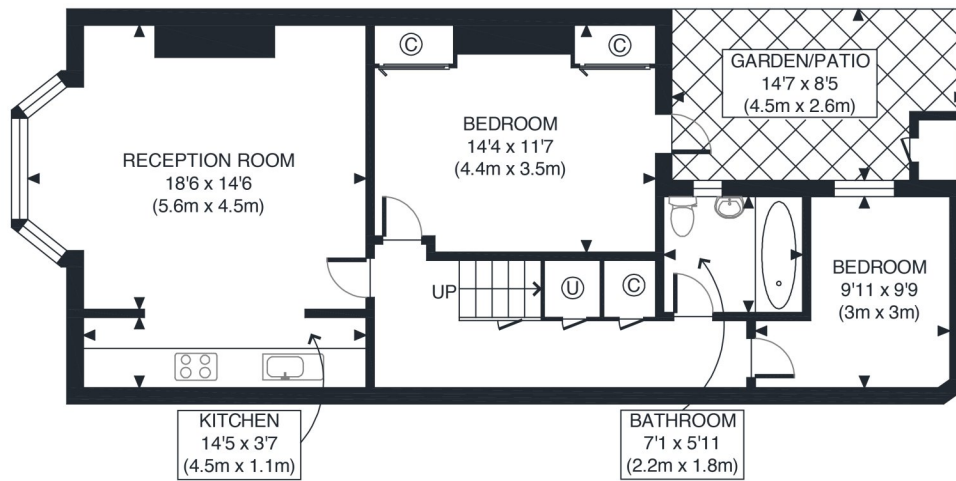
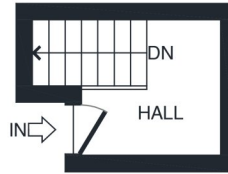
NEAREST PUBLIC TRANSPORT:

High Street Kensington (District & Circle Lines)

Earls Court Road (District & Piccadilly Lines)







LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 801 SQ FT

| | |
|---|------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 801 SQ FT / 74 SQM | Warwick Gdns |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 10/08/23 |
| | photoplan |

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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-28) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 71 | 75 |
| EU Directive 2002/91/EC | | | |

Lease: Share of Freehold with Lease of 125 years from 29 September 1983
Ground Rent: Not Applicable
Service Charge: £4,802.28 per annum (2022)
Council tax band: E

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