



## Kildare Gardens, W2

£800,000 *Share of Freehold*



Situated on Kildare Gardens, a charming garden square just north of Westbourne Grove, this impressive garden flat extends to approximately 715 sq ft and benefits from a rare and exceptionally large private rear garden measuring approximately 47 ft.

### KEY FEATURES

- Two Bedroom Garden Flat
- 47Ft Rear Garden
- Own Front Door
- 715 Sq.Ft
- Close to Westbourne Grove
- Peaceful Location



**Notting Hill Sales**

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Situated on Kildare Gardens, a charming garden square just north of Westbourne Grove, this impressive garden flat extends to approximately 715 sq ft and benefits from a rare and exceptionally large private rear garden measuring approximately 47 ft.

Accessed via its own private entrance on the lower ground floor, the accommodation comprises an entrance hall, a generous shower room, two bedrooms, an expansive reception/dining room, and a separate kitchen with direct access to the garden.

Steps lead up to the beautifully proportioned rear garden, which is bordered by flower beds and features a patio area at the far end, providing an ideal space for outdoor dining and entertaining.



Kildare Gardens is ideally positioned in the heart of Notting Hill, just moments from the fashionable boutiques, cafés and restaurants of Westbourne Grove, with the vibrant amenities of Portobello Road also close by.

The area is exceptionally well connected, with excellent transport links from both London Underground stations at Royal Oak Station and Bayswater Station, while Paddington Station is within easy reach, providing mainline services, the Elizabeth line and direct access to Heathrow Airport. The green open spaces of Kensington Gardens and Hyde Park are also nearby, making this a superb location from which to enjoy the very best of central London living.



MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 84 year and 4 months  
**Service Charge:** £2000 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C (Westminster)  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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.



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APPROXIMATE GROSS INTERNAL AREA

715 Ft<sup>2</sup> - 66.38 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR

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