

**KENSINGTON GARDENS SQUARE, W2**  
**£850,000 SHARE OF FREEHOLD**

**A VERY GRAND FIRST FLOOR, STUDIO FLAT, EXTENDING TO 611SQ.FT WITH MAGNIFICENT PROPORTIONS AND WONDERFUL VIEWS OVER KENSINGTON GARDENS SQUARE.**

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## DESCRIPTION:

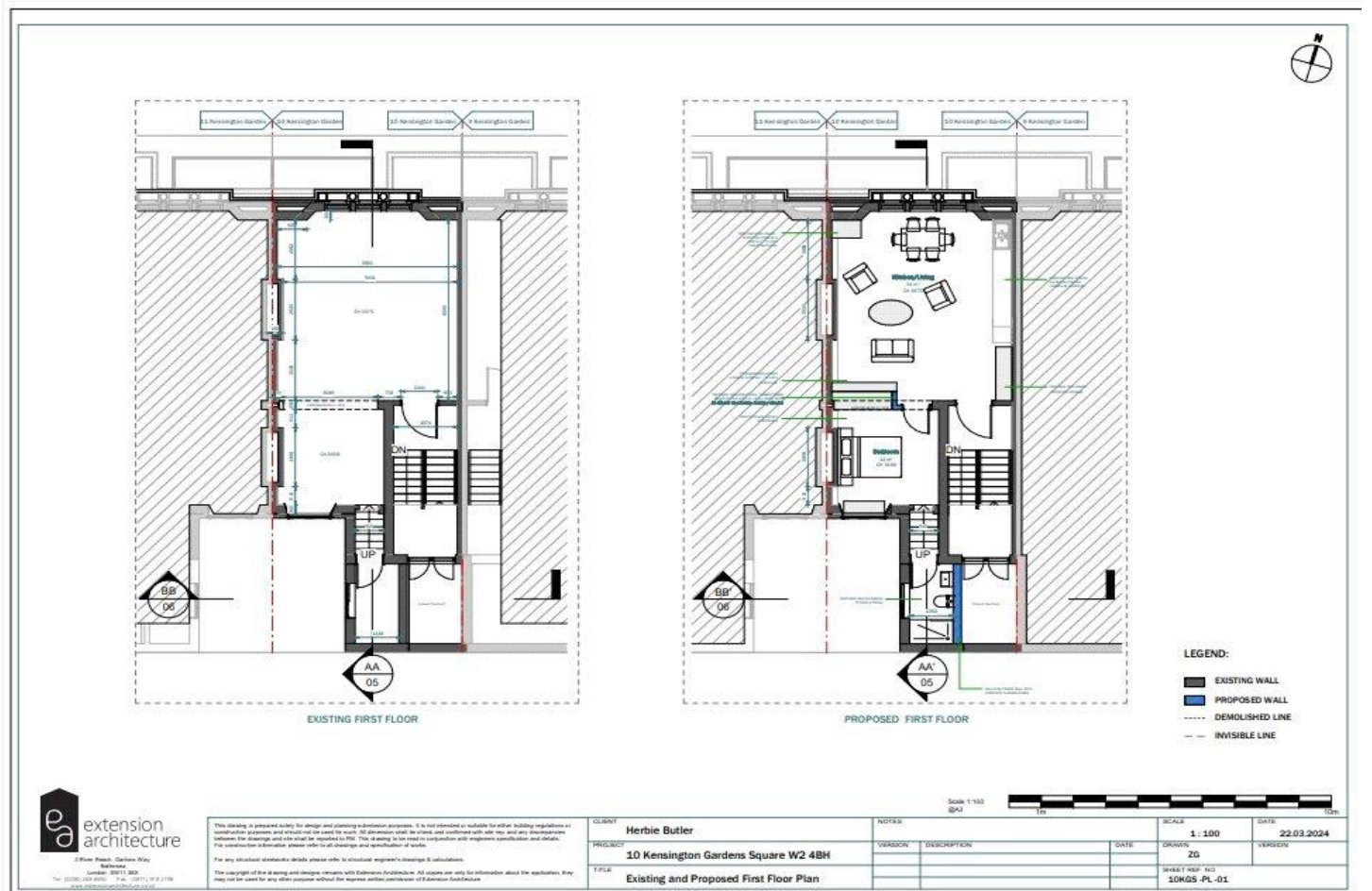
This impressive flat is situated on the first floor of an imposing period building and extends to 611 sq.ft. Currently laid out as a studio, with a bathroom to the rear, the flat makes the most of the grand proportions of a first floor in a period conversion. A large window to the front provides far reaching views across the private communal garden square. The building is Grade II listed.

Full Planning Permission has been granted to create a more functional layout and renovate the flat throughout. More details can be found here: <https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB25Z5RPGPV00>

## LOCATION:

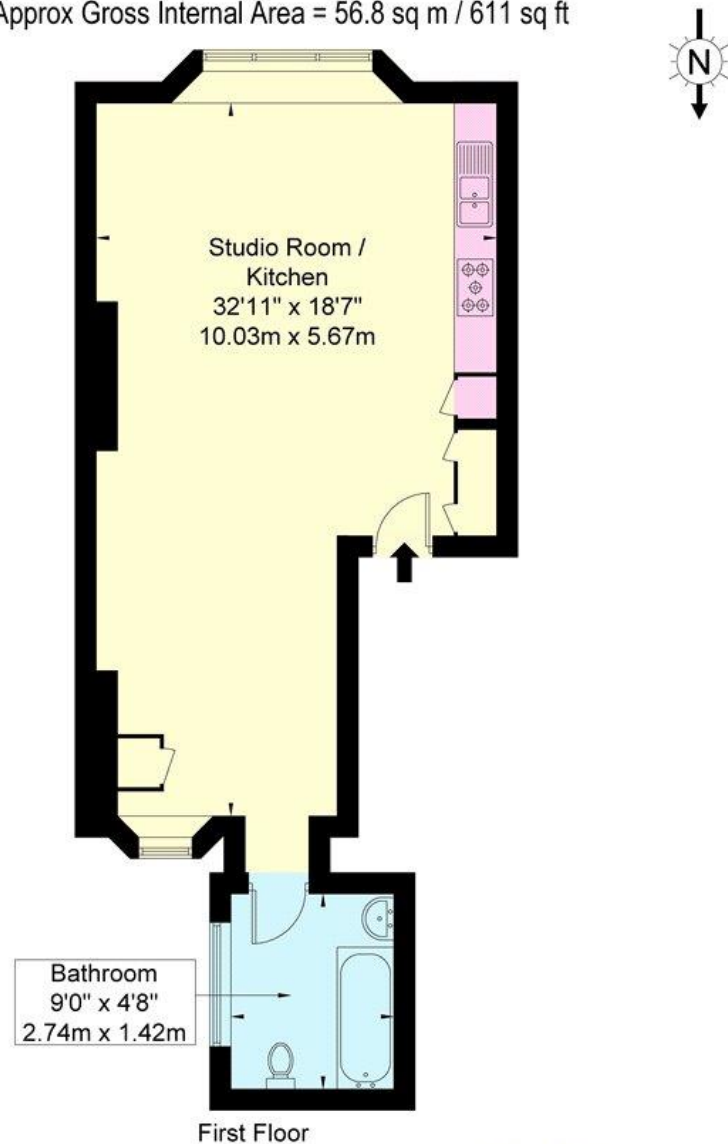
Kensington Gardens Square is an impressive garden square, running south from Westbourne Grove with its many shops and restaurants, and just to the east Queensway with its many amenities and transport links and current extensive regeneration programme.





# Kensington Gardens Square W2 4BH

Approx Gross Internal Area = 56.8 sq m / 611 sq ft



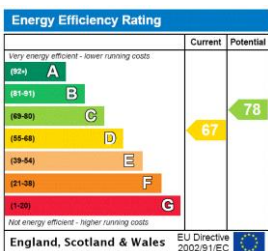
First Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.



Utilities:  
 Electricity – Mains  
 Water – Mains  
 Sewerage – Mains  
 Heating – Gas  
 Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
 Mobile Coverage  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Tenure:** Share of Freehold

**Term:** 997 year and 1 months

**Service Charge:** £2300 per annum

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

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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