



Cambridge Gardens, W10

Offers Over £1,150,000 *Leasehold*

3  1  2 

Set across the second and third floors of a handsome period building, this charming apartment brings together generous proportions, character and contemporary style.

The spacious open-plan reception room and kitchen provide a wonderful setting for both everyday living and entertaining, with direct access to a small private terrace. Large sash windows fill the apartment with natural light, while the open oak staircase with glass balustrades adds a striking modern touch.

KEY FEATURES

- Split-level apartment arranged over the second and third floors
- Three good-sized double bedrooms
- Spacious open-plan reception room and contemporary kitchen
- Private terrace
- Two well-appointed bathrooms
- Period sash windows and excellent natural light
- Solid oak staircase with glass balustrades
- Solar panels installed on the roof



North Kensington

020 7792 5000 | northkensington@winkworth.co.uk



All three bedrooms are good-sized doubles, complemented by two well-appointed bathrooms and an impressive amount of storage. Tastefully decorated throughout, the apartment feels bright, welcoming and ready to move into.

Cambridge Gardens is a pretty, tree-lined residential street within easy reach of the shops, cafés and restaurants of Portobello Road and Ladbroke Grove. Ladbroke Grove Underground Station is a short walk away, offering Circle and Hammersmith & City line services.





MATERIAL INFO

Tenure: Leasehold
Term: 92 years
Service Charge: £2500 per annum
Ground Rent: £ 200 Annually
Council Tax Band: E
EPC rating: B

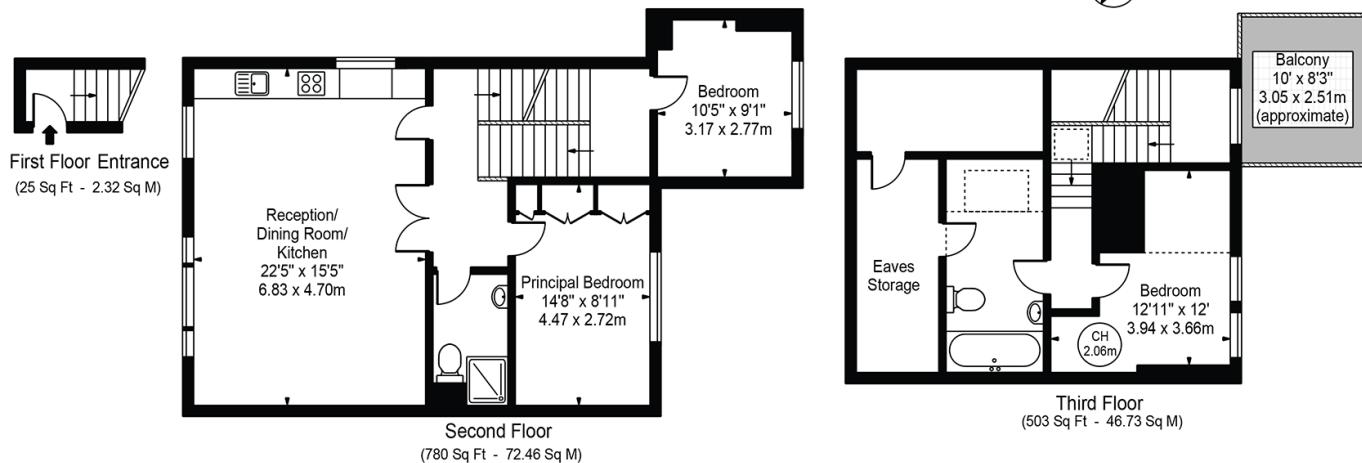
Cambridge Gardens

Approx. Total Internal Area 1308 Sq Ft - 121.51 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1065 Sq Ft - 98.94 Sq M

(Excluding Eaves Storage & Restricted Height Area)



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.

Copyright Morriarti Photography & Design LTD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LAD250127>

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.

North Kensington

020 7792 5000 | northkensington@winkworth.co.uk