



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

## **STUNNING TWO BEDROOM FIRST FLOOR PERIOD CONVERSION FLAT WITH PRIVATE ROOF TERRACE**

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## DESCRIPTION:

Presenting this gorgeous two-bedroom apartment that is set within a well maintained period building on a sought after tree lined residential road in the heart of Ladbroke Grove.

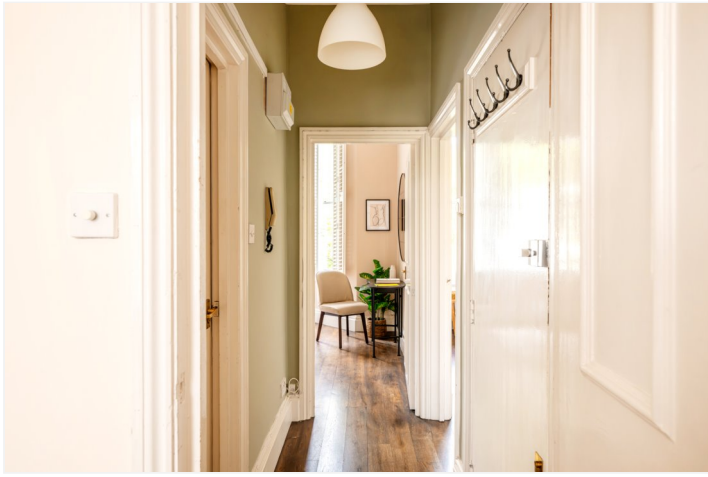
The property is situated on the first floor and comprises two spacious bedrooms, bright south facing reception, fully fitted kitchen and family bathroom. The property additionally benefits from lovely south facing private roof terrace.

The property is ideally located within a short walk of Ladbroke grove underground station which allows quick and convenient access to Central London and other parts of the city. The property is in very close proximity to Portobello Market and Golborne Road.

## AT A GLANCE

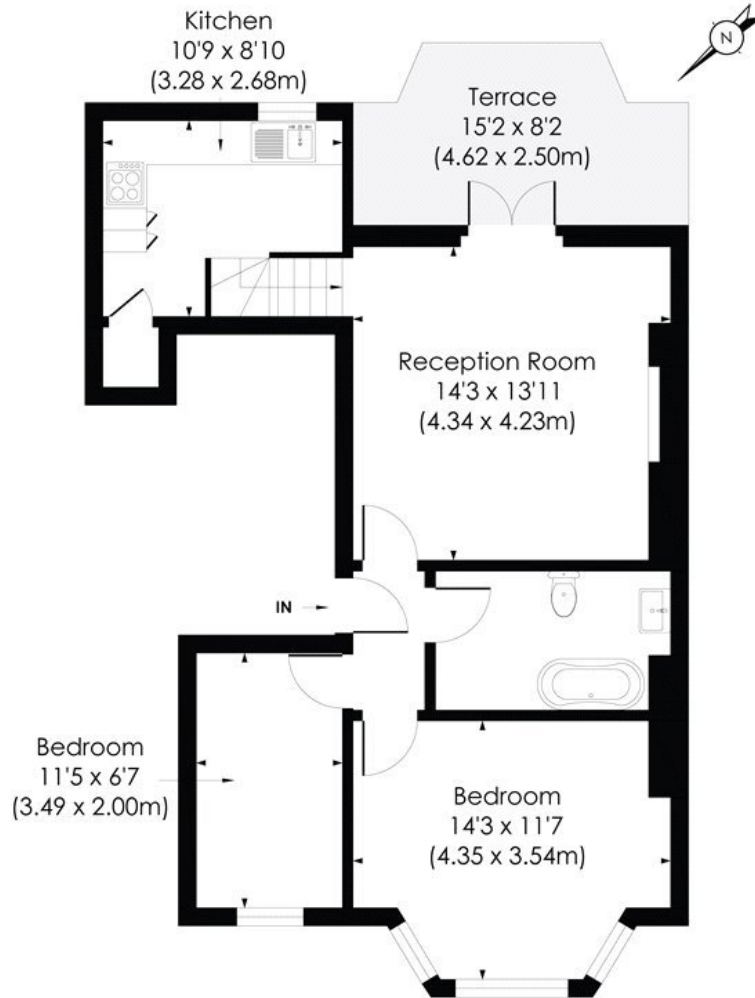
- Two double Bedroom Flat
- Victorian Villa Conversion
- High Ceilings
- South Facing Terrace
- Amazing Location
- Abundance of Natural Light
- Beautifully Decorated
- Plenty of Storage
- EPC Rating C





## CAMBRIDGE GARDENS, W10

Approx. Gross Internal Floor Area  
629 Sq. ft/58.45 Sq. m



FIRST FLOOR

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PROPERTY MARKETING

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold

**Term:** 86 year and 11 months

**Service Charge:** £1400 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** RBKC Band C

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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