

# Airlie Gardens

Kensington, W8





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**1 RECEPTION ROOM**



**1 BEDROOM**



**1 BATHROOM**



**SHARE OF FREEHOLD**



**517 SQ FT**



**ASKING PRICE  
£565,000**



**COMMUNAL GARDENS**

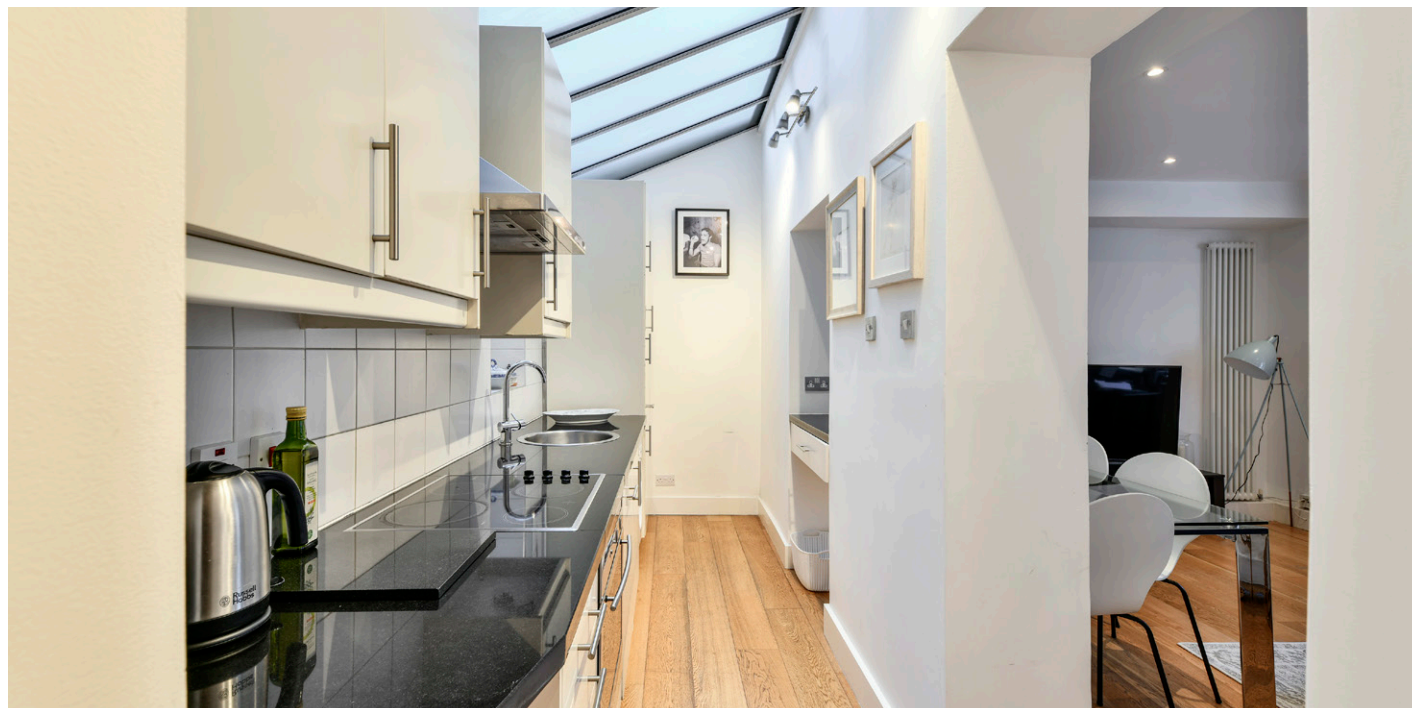


### The property

A well-presented one bedroom apartment on the lower ground floor in a period building, benefitting from high ceilings and access to beautiful secluded private communal gardens, which are regarded as one of the finest within the Royal Borough. The apartment also boasts natural light throughout, with skylights positioned across the kitchen area.

### Location

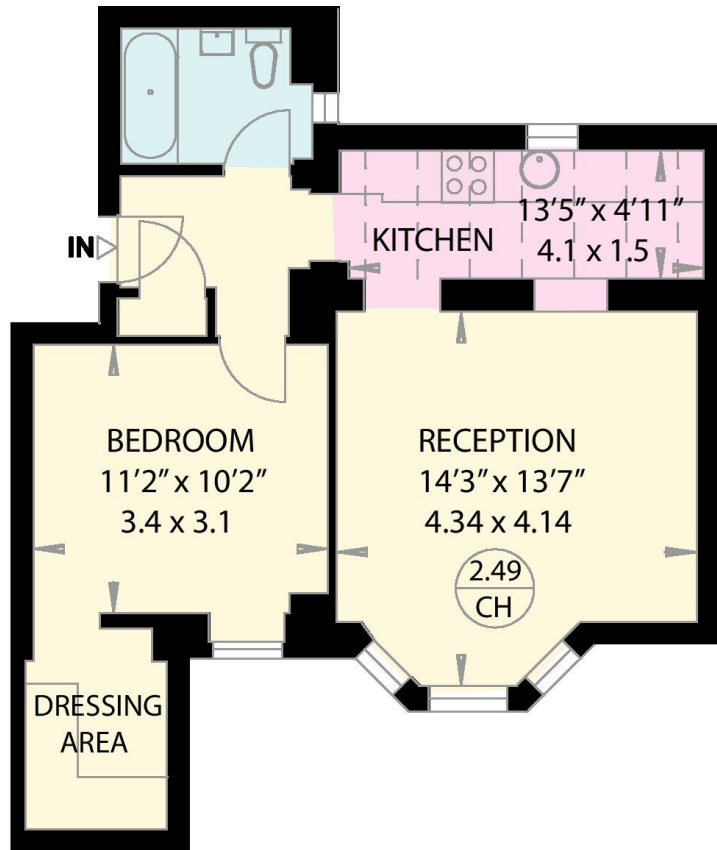
Airlie Gardens is located off Campden Hill Road, close by to the shopping and transport amenities of both Notting Hill Gate and Kensington High Street. The open spaces of Holland Park and Kensington Gardens are also close by.











LOWER GROUND FLOOR

## Floorplans

**Gross internal area** 517 sq ft (48 sq m)

For identification purposes only.

## General

**Tenure:** Share of Freehold, 95 years 7 months remaining

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Service Charge:** £4,586 per annum (includes heating and hot water)

**Ground Rent:** £75 per annum

**Council Tax:** Band D

**EPC Rating:** D

**Parking:** Residents' permit available

**Broadband:** Fibre optic available

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## Kensington

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