

# Cambridge Gardens

North Kensington, W10



STRUTT  
& PARKER

BNP PARIBAS GROUP

# A best in class, three bedroom upper maisonette designed and styled to an impeccable standard.

Set within an impressive, double fronted Victorian Villa in North Kensington, the apartment occupies the top two floors, with entrance on the first floor.



2 RECEPTION  
ROOMS



3 BEDROOMS



3 BATHROOMS



SHARE OF  
FREEHOLD



1,625 SQ FT



ASKING PRICE  
£2,500,000



## The property

Greeted by an elegant entrance hall, this superb flat has exceptional entertaining space with an impressive, lateral, south-facing entertaining space, flooded with natural light from three large, sash windows.

There are three large bedrooms, two with en-suite shower rooms and, a further family bathroom. There is a further large storage room accessed from the main hallway. Presented in immaculate condition, the apartment retains classical charm, combining modern living and period elegance.

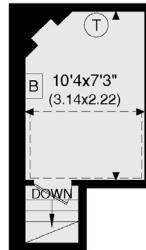
## Location

Cambridge Gardens is an extremely sought-after, tree lined address off Ladbroke Grove and close to Golborne Road, Portobello Road and Westbourne Grove. It is in close proximity to a number of excellent shopping facilities and local cafes on St. Helens Gardens. There are good transport links close by and, Ladbroke Grove tube station (Hammersmith & City and Circle lines) is close by.

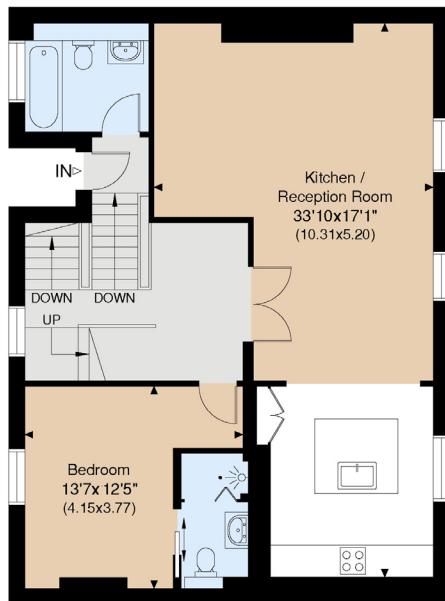




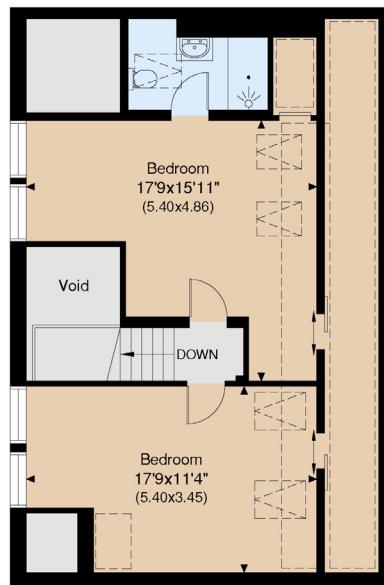
□ = Reduced headroom  
below 1.5 m 5'0"



Second Floor  
Half Landing



Second Floor



Third Floor

## Floorplans

**Gross internal area 1,625 sq ft (151 sq m)**  
including reduced headroom & excluding void  
For identification purposes only.

## General

**Tenure:** 999 years from 01.01.2023; plus a **share of the freehold**

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

**Service Charge:** £2,292 per annum

**Council Tax:** Band F

**EPC Rating:** C

**Parking:** Residents' parking available

**Broadband:** Available

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## Notting Hill

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