

# 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

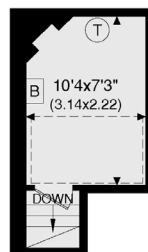
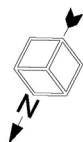
Cambridge Gardens is an extremely sought-after, tree lined address off Ladbrooke Grove and close to Golborne Road, Portobello Road and Westbourne Grove. It is in close proximity to a number of excellent shopping facilities and local cafes on St. Helens Gardens. There are good transport links close by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



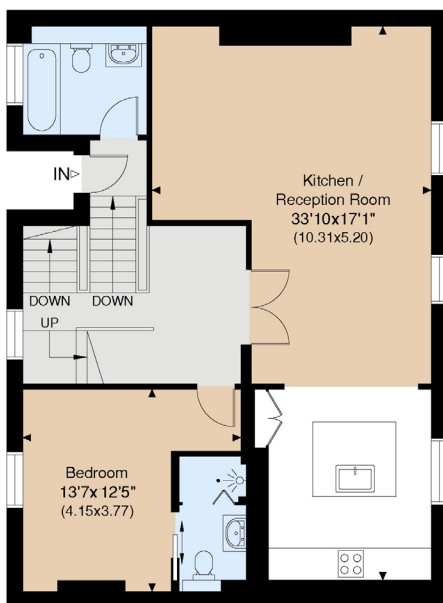




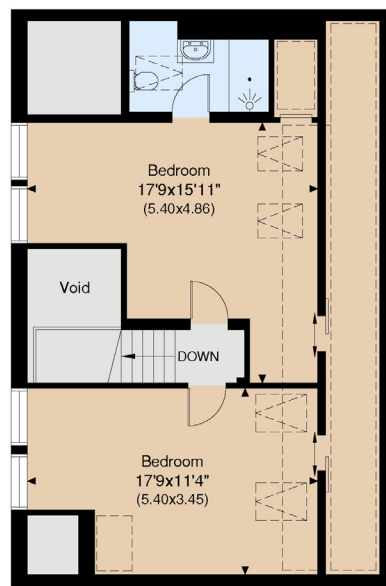
— = Reduced headroom  
below 1.5 m 5'0"



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

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2025. Particulars prepared November 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

