

# Cambridge Gardens, North Kensington



# Strutt & Parker

Land and property. Since 1885.

**A superb upper maisonette with fantastic proportions situated in a handsome, semi detached, period villa.**

Entered on the first floor and, arranged over the second and third floors, the flat has exceptional south-facing entertaining space with a large kitchen/dining room and separate spacious reception room. There is a charming Juliette balcony from the entrance hall, flooding the apartment with fabulous natural light from the dual aspect.

There are three double bedrooms and two bath/shower rooms. The flat features a utility room and, an abundance of storage throughout.



**Location**

Cambridge Gardens is an extremely sought-after, tree lined address off Ladbroke Grove and close to Portobello Road and Westbourne Grove. It is in close proximity to a number of excellent shopping and transport links of the local area.

Postcode region: W10

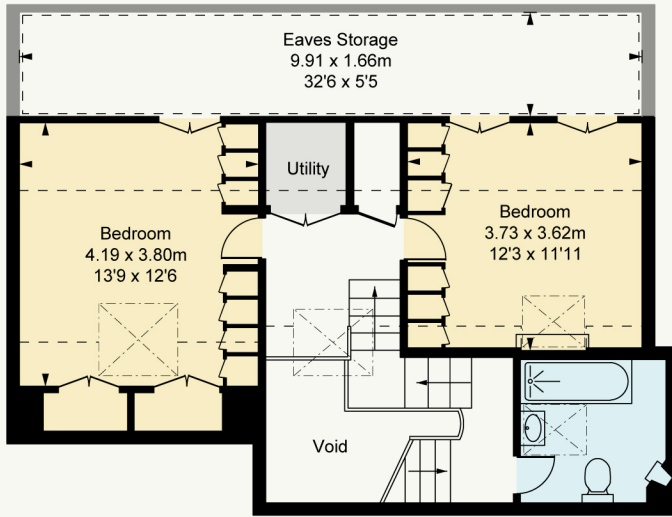
**General**

Tenure: 999 years from 1 January 1977  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band F  
EPC Rating: D  
Service Charge: Approximately £1,500 pa for insurance  
Ground Rent: Peppercorn  
Parking: Residents' parking  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,628 sq ft (151.22 sq m)**  
**Upper maisonette**  
**South facing reception room**  
**Three bedrooms**  
**First floor entrance**  
**Leasehold**

**Guide price £1,500,000**





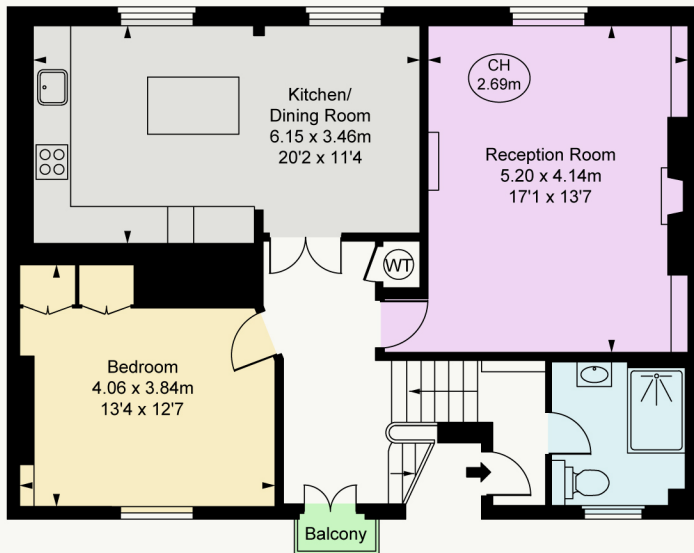
**Third Floor**  
Approximate Gross Internal Area  
50.95 sq m / 548 sq ft

**Cambridge Gardens, W10**

Approximate Gross Internal Area  
134.79 sq m / 1,451 sq ft  
Eaves Storage  
16.43 sq m / 177 sq ft

**Total Areas Shown On Plan**  
151.22 sq m / 1,628 sq ft

(Including Void )  
( Including restricted height  
under 1.5m )  
( CH = Ceiling Heights )



**Second Floor**  
Approximate Gross Internal Area  
78.78 sq m / 848 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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