

Cambridge Gardens, North Kensington



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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

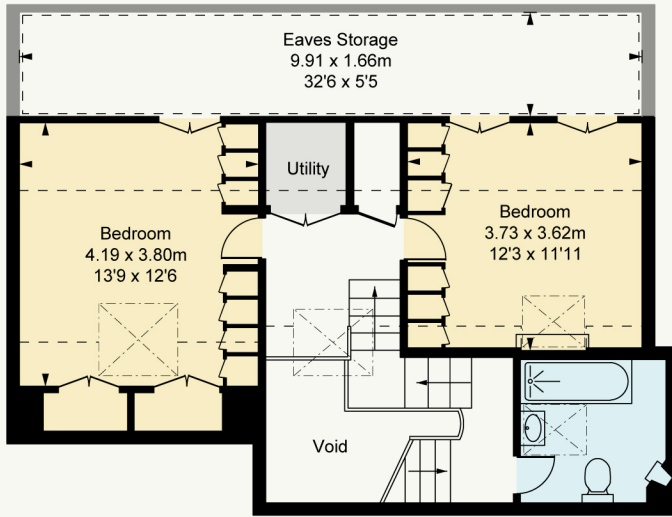
General

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 £1,650,000





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

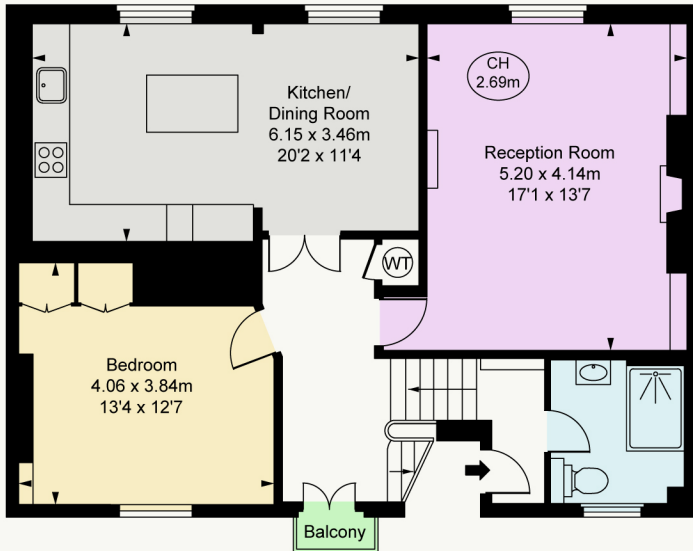
Eaves Storage
16.43 sq m / 177 sq ft

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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