



Kensington Park Gardens
Notting Hill, W11

A best in class, one-bedroom flat with a right of access to two incredible communal gardens.

This superb and stylishly renovated second floor flat is presented in immaculate condition.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



SHARE OF FREEHOLD



684 SQ FT



**ASKING PRICE
£1,350,000**



The property

The 20ft wide reception room is flooded with natural light from the three, south-facing sash windows. With an open plan kitchen, the reception area is perfectly designed for entertaining.

The large bedroom is situated at the rear of the property with views over the communal garden. There is a large bathroom and utility cupboard. The property benefits from access to Stanley Gardens South and has a right of access to Ladbroke Square Garden*.

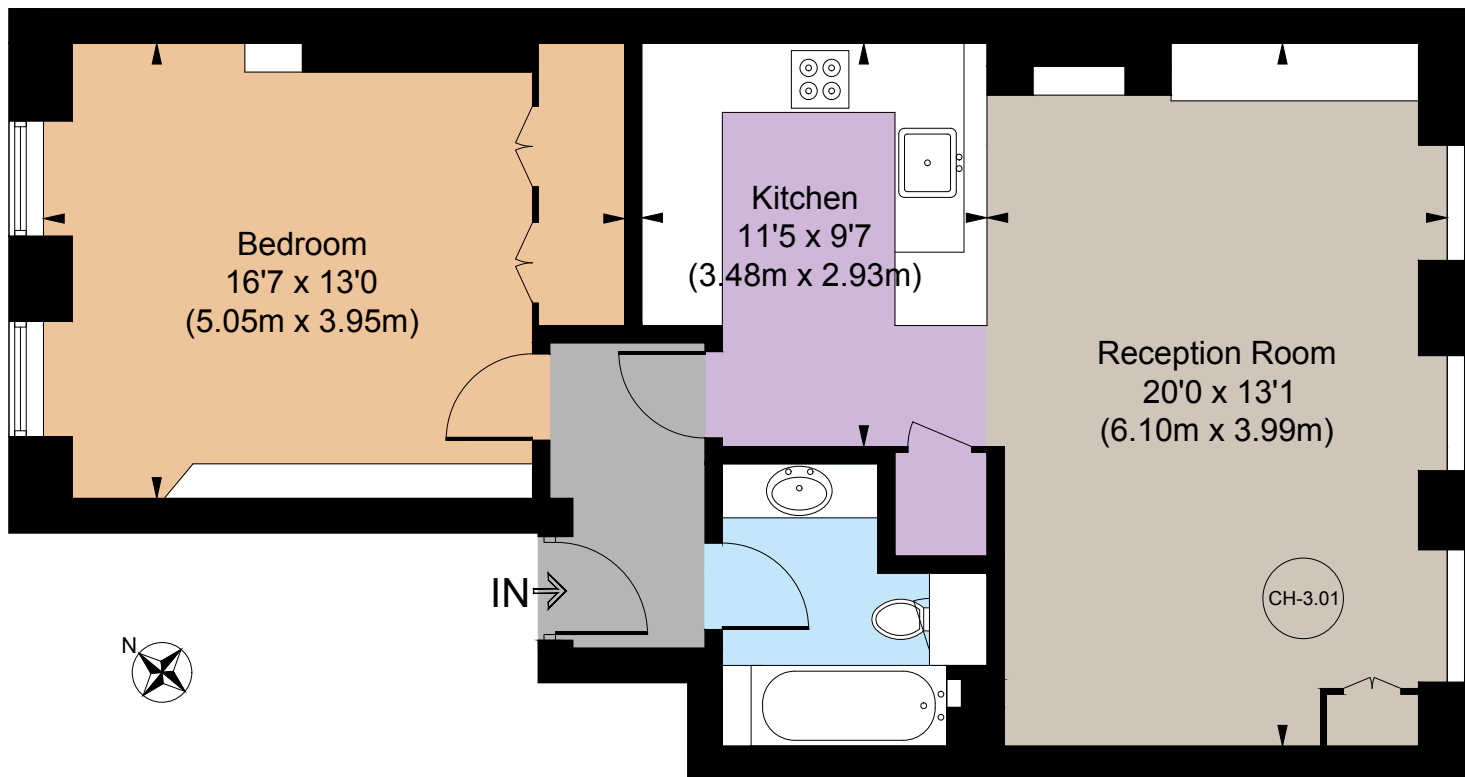
*** The property is a qualifying address for membership of Ladbroke Square Gardens (subject to application – fee payable).*

Location

Kensington Park Gardens is ideally situated close to the shopping and transport facilities of Notting Hill Gate, Westbourne Grove and Holland Park Avenue, as well as having Holland Park nearby.







Second Floor

Floorplans

Gross internal area 684 sq ft (63.6 sq m)

For identification purposes only.

General

Tenure: 999 years from 25 December 2012, plus a share of the freehold

Local Authority: The Royal Borough of Kensington & Chelsea

Service Charge: Approximately £3,000 per annum

Council Tax: Band F

EPC Rating: C

Parking: Residents' parking

Broadband: Available

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