



Princes House, Kensington Park Road, W11

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Princes House, Kensington Park Road, W11

A wonderful one bedroom flat with access to Ladbroke Square communal gardens\*.

This charming flat is presented in pristine condition, boasting high ceilings, plenty of built-in storage, privacy and an abundance of natural light due to its enviable position on the ground floor overlooking the gardens. Furthermore, the service charge includes heating and hot water.

Princes House is an attractive red brick, portered mansion block situated between Notting Hill Gate and Westbourne Grove. It lies opposite the green spaces of Ladbroke Square\*, the largest private communal gardens in London. Notting Hill Gate underground station is 0.2 miles away (Central, Circles and District lines).

Entrance hall | Reception room | Kitchen  
Bedroom | Bathroom | Communal gardens\*  
Porter | EPC Rating C

\*This property is a qualifying address for access to Ladbroke Square Gardens, subject to formal application.

## Terms

**Tenure:** Leasehold 999 years from 24 June 1986

**Service Charge:** £3,676 per annum

**Reserve fund contribution:** £2,310 per annum

**Ground Rent:** Peppercorn

**Council Tax:** Band E

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

**Asking Price:** £850,000

303 Westbourne Grove, London, W11 2QA

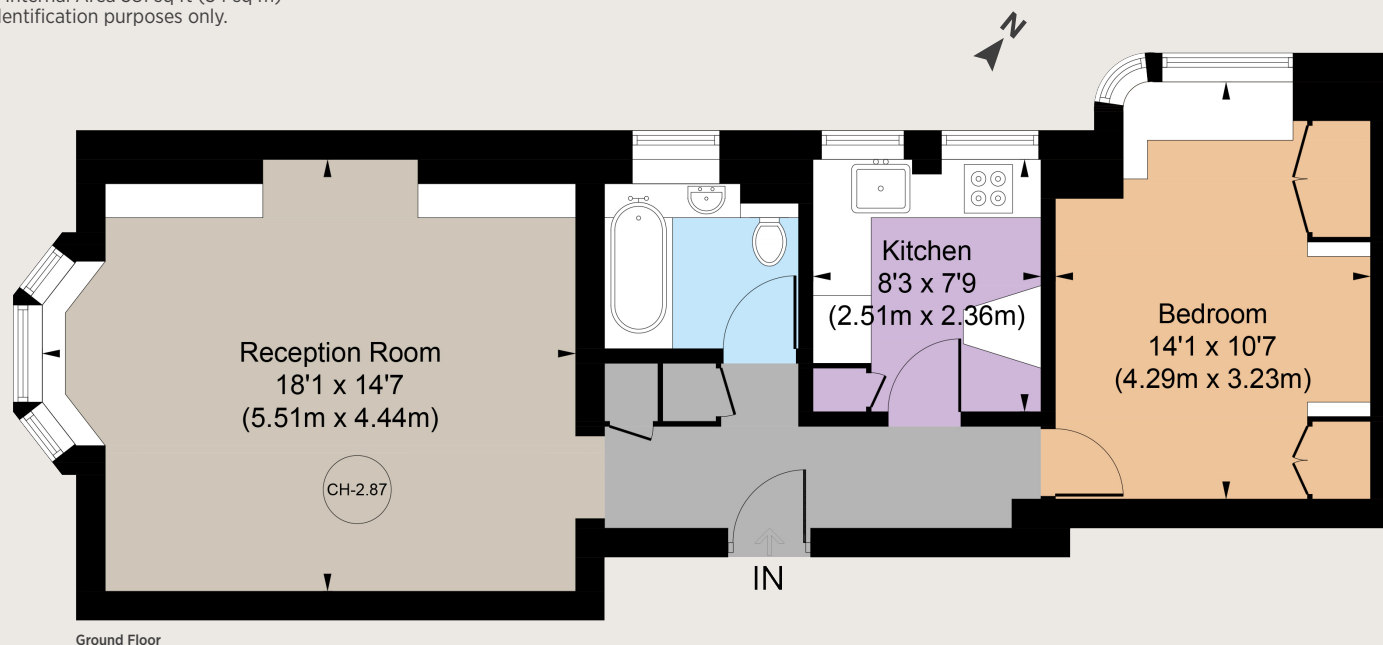
**020 7221 1111**

nottinghill@struttandparker.com

struttandparker.com

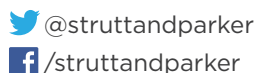


Gross Internal Area 581 sq ft (54 sq m)  
For identification purposes only.



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