



Waterford House, Kensington Park Road, Notting Hill, W11

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

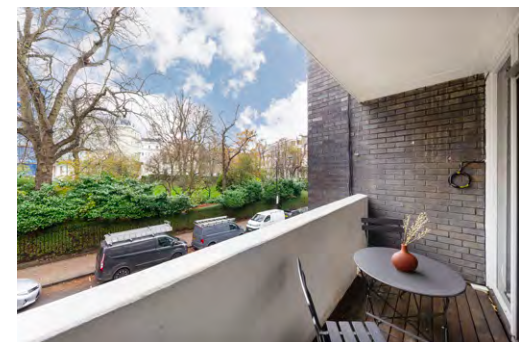
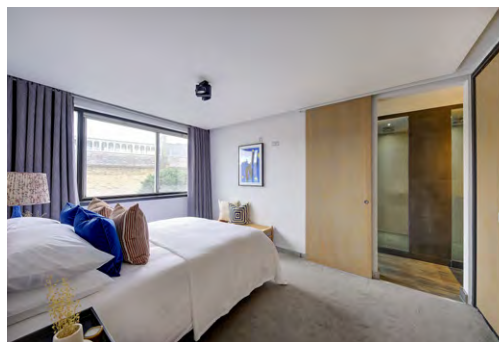
Waterford House, Kensington Park Road Notting Hill, W11

An immaculate first floor lateral flat with a lift and secure, gated parking for two cars.

This is an outstanding, lateral, two bedroom flat in a well-regarded, modern mansion building, which has been remodelled with a stylish warehouse finish. There is a fantastic, open plan entertaining space with a west facing balcony. There are two double bedrooms at the rear of the flat, each with its own bathroom and ample storage.

Waterford House is a popular building located on Kensington Park Road, close to the shopping and transport facilities of Westbourne Grove and Notting Hill Gate.

Entrance hall | Kitchen/dining room | Reception room | Two bedrooms | Bathroom | Shower room | Utility room | Balcony | Two off-street parking spaces | EPC Rating D



Terms

Tenure: Leasehold. 999 years from 25th March 1969, **plus a Share in the freehold**
Service Charge: Approximately £4,221.06 per annum

Council Tax: Band G

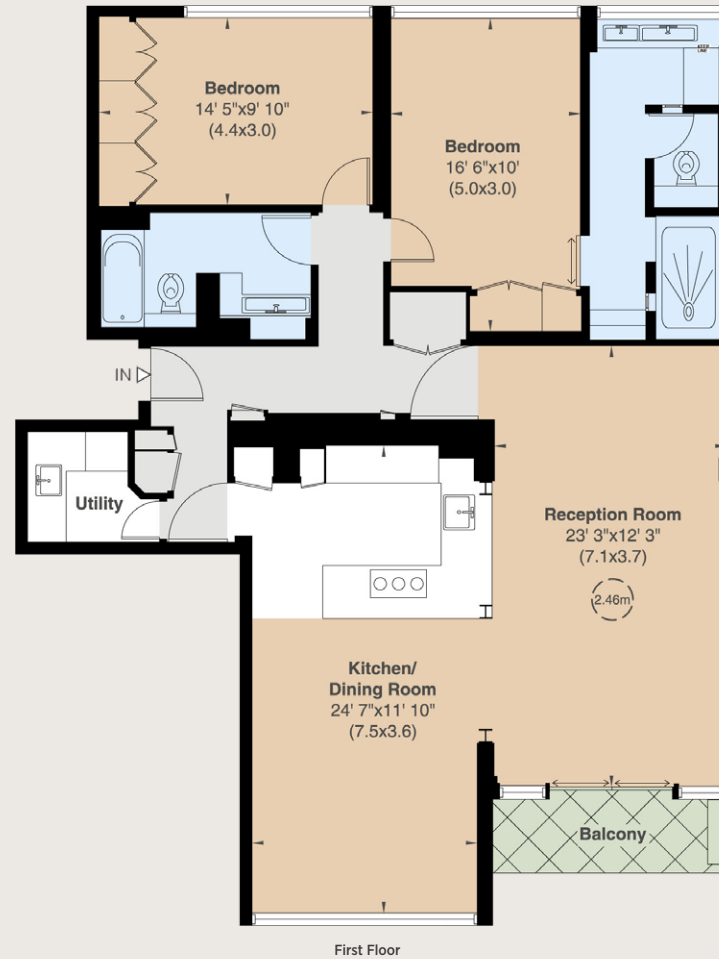
Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £1,825,000





Approximate gross internal area 1,319 sq ft (122 sq m)
For identification purposes only.



Notting Hill

303 Westbourne Grove, London, W11 2QA

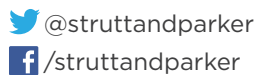
020 7221 1111

nottinghill@struttandparker.com

struttandparker.com

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 December 2023. Particulars prepared December 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 45 offices across England and Scotland,
including Prime Central London

For the finer things in property.

