

Kensington Park Road

Notting Hill, W11



An immaculate three-bedroom lateral apartment with two balconies.

Located on one of Notting Hill's premier streets, this light and airy three-bedroom apartment has been renovated to exacting standards, while also maintaining a wealth of period features throughout.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,368 SQ FT



**ASKING PRICE
£3,000,000**



The property

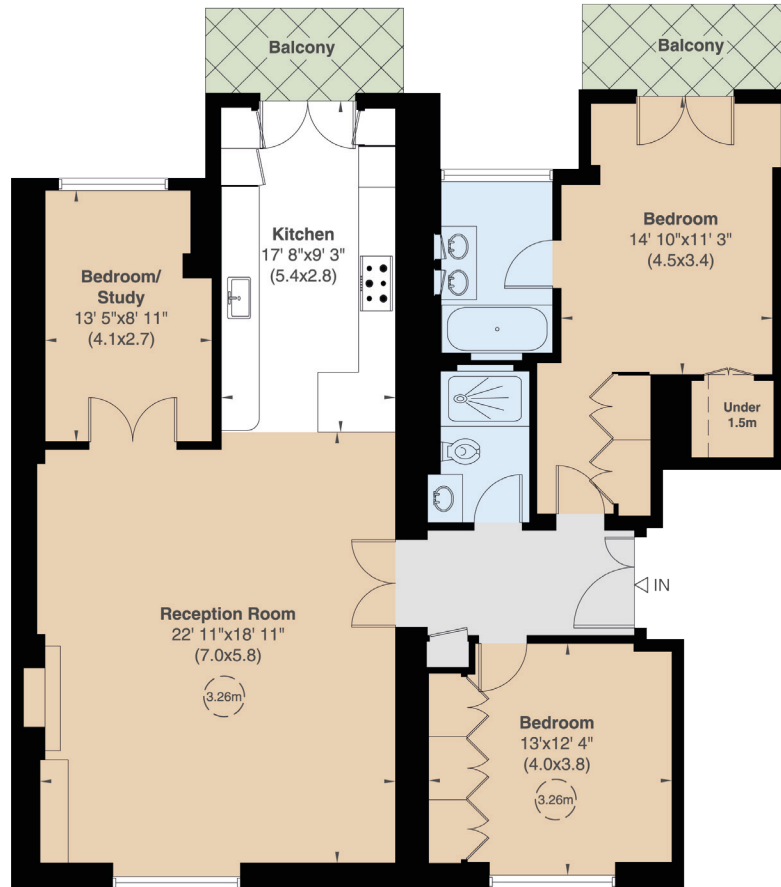
Spanning the width of two impressive period buildings, this rarely available lateral raised ground floor flat has been newly renovated to exacting standards, boasting high ceilings, parquet wooden flooring and bespoke carpentry. The flat features a formal entrance hall, leading via impressive double doors into a beautiful reception room with ample space for entertaining, plus a well-equipped kitchen with breakfast bar. Additionally, there are three bedrooms and two bathrooms, plus two balconies.

Location

This outstanding flat is situated towards the southern end of the road, just south of Ladbroke Square and is therefore close to the shopping and transport facilities of Notting Hill Gate. The green spaces of Holland Park and Kensington Gardens are nearby.







Raised Ground Floor

Floorplans

Gross internal area

1,368 sq ft (127 sq m) Including Under 1.5m

1,353 sq ft (126 sq m) Excluding Under 1.5m

For identification purposes only.

General

Tenure: Share of Freehold – 971 years remaining

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £6,044 per annum, plus £2,000 per annum sinking fund contribution.

Ground Rent: £200 per annum

Council Tax: Band C

EPC Rating: C

Parking: Residential Parking

Broadband: Available

Notting Hill

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