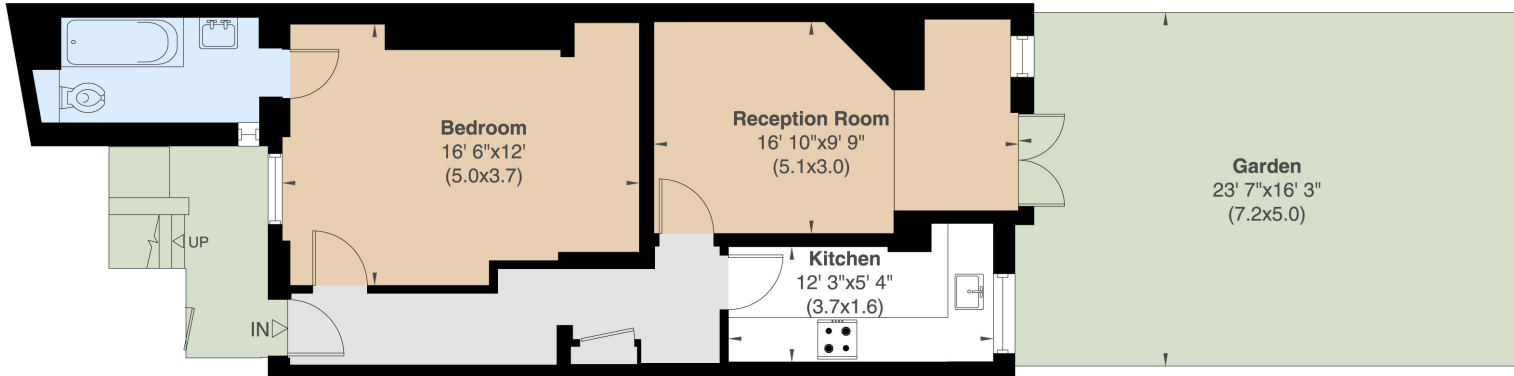


Kensington Park Road

Notting Hill, W11





A bright and spacious apartment with private entrance and large garden.

Presented in immaculate condition, this super one-bedroom flat is located in a Grade II listed, period building in a central terrace position on one of Notting Hill's most sought-after roads.

The flat is well proportioned with a generous balance of entertaining and living space. With a large reception room leading onto the beautiful, private garden and, separate kitchen. The double bedroom has ample, built in storage and an en suite bathroom.

The flat is positioned within the Ladbroke Conservation area on Kensington Park Road between the junctions of Westbourne Grove and Elgin Crescent, benefitting from the excellent shopping and transport facilities of Portobello Road and Westbourne Grove as well as the open spaces of Kensington Gardens and Holland Park.

Floorplans

Gross internal area 570 sq ft (53 sq m)

For identification purposes only.

General

Tenure: To be granted a 999 year lease, on completion

Local Authority: Royal Borough of Kensington and Chelsea

Service Charge: approximately £3,000 per annum, to include a sinking fund contribution

Council Tax: Band E

EPC Rating: C

Parking: Residents' permit available

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Asking Price: £795,000



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