

Kensington Park Road,  
Notting Hill



Strutt  
& Parker

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**An immaculately presented raised ground floor flat situated in an impressive Grade II listed building.**

This stylish one-bedroom flat boasts wonderful proportions, fantastic natural light and over 3m ceiling height throughout. Behind an entrance hall, the flat has a large reception room and separate kitchen. The large west-facing bedroom has a fantastic aspect looking down Arundel Gardens and features a charming balcony. There is a family bathroom and utility room.



**Location**

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.

Postcode region: W11

**General**

Tenure: Leasehold. 999 year lease to be granted on completion  
Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax: Band E  
EPC Rating: C  
Service Charge: Approximately £3,000 per annum, to include a sinking fund contribution  
Parking: Residents' permit available  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

442 sq ft (41 sq m)  
Raised ground floor  
3m ceiling height  
Immaculately presented  
Balcony  
Leasehold

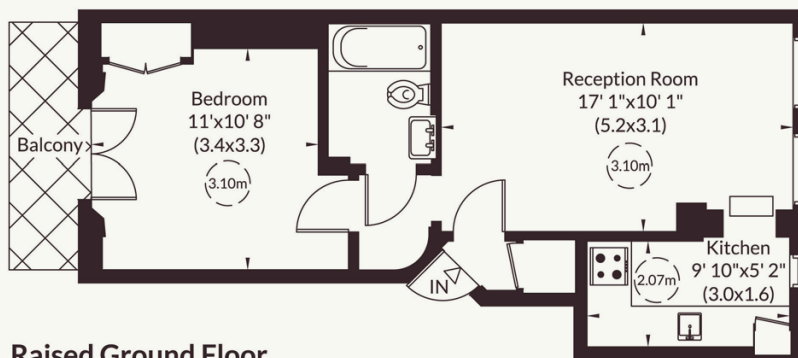
**Guide price £675,000**



### Approximate Gross Internal Area

41 sq m/ 442 sq ft

Not to Scale, for identification only



Raised Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## Strutt & Parker Notting Hill

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