



Matlock Court, Kensington Park Road, W11

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A lovely one bedroom flat which benefits from access to Ladbroke Square Gardens.

The spacious ground floor flat has original parquet flooring and excellent storage space throughout. The well-arranged layout allows for a spacious reception room with a separate kitchen and a large bedroom with views over the private communal garden.

Matlock Court is a popular mansion building moments from Notting Hill Gate and is therefore close to the shopping and transport facilities of the immediate area. It is also a qualifying address for membership to Ladbroke Square Gardens (subject to application).

Entrance hall | Reception room | Kitchen  
Bedroom | Bathroom | Resident Porter | Eligible for communal gardens access | EPC rating D

### Terms

**Tenure:** Leasehold. 200 years from 29th September 1970

**Service Charge:** Approximately £5,770 per annum (inc. contribution to reserve fund)

**Council Tax:** Band E

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

**Price:** £850,000 Subject to Contract



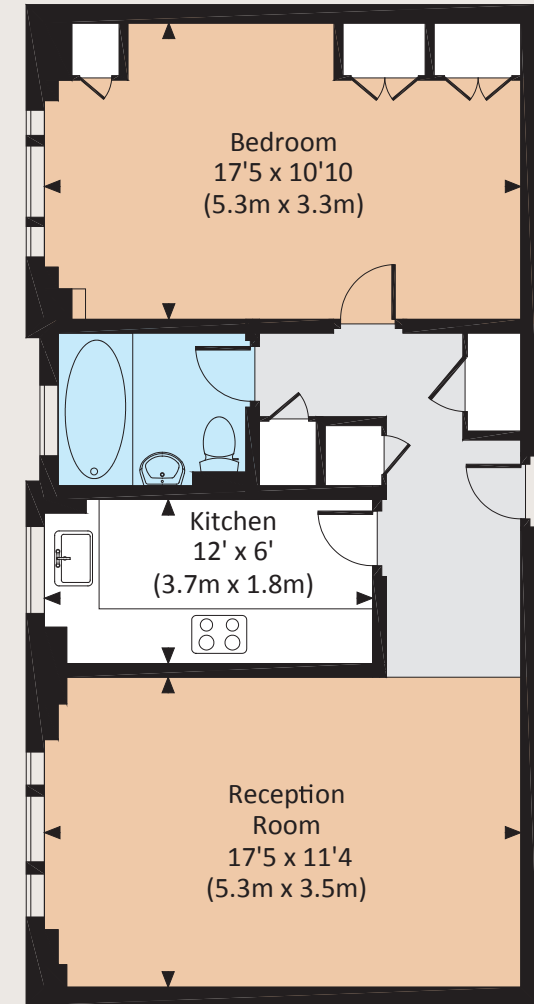
## Notting Hill

303 Westbourne Grove, London, W11 2QA

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Approximate gross internal area 611 sq ft (56.8 sq m)  
For identification purposes only.



Ground Floor

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