



Apartment 3, 1 Observatory Gardens, Kensington W8

**STRUTT & PARKER**  
BNP PARIBAS GROUP

# Observatory Gardens, Kensington, W8

A beautiful two bedroom apartment located on the raised ground and lower ground floor in a prime development in Kensington. This immaculate two double bedroom apartment in this highly sought after portered development in Kensington with a private terrace perfect for entertaining. The apartment also benefits from under floor heating, 24 hour portage and an underground parking space.

The property is located between Notting Hill Gate and Kensington High Street, offering excellent shopping and transport links via High Street Kensington (Circle & District Lines) and Notting Hill Gate (Circle, Central & District Lines) and is moments from the tranquil green spaces of Kensington Palace Gardens and Hyde Park.

Entrance hall | Reception room/Kitchen  
Principal bedroom | Dressing area | Wet room  
One further bedroom with an en suite bathroom  
Cloakroom storage room | EPC Rating E

## Terms

**Tenure:** Leasehold, Plus Share of Freehold  
999 years from 29 September 1994

**Service Charge:** £2,890.19 for the period  
25/12/23 - 24/03/24

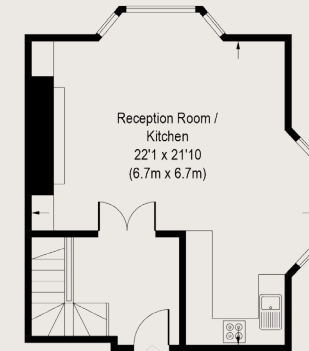
Car parking space 18 £223.59 for period  
25/12/23 - 24/03/24

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

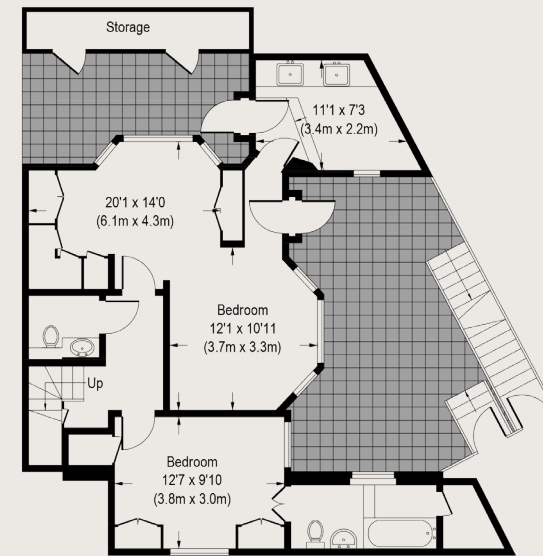
**Price:** £1,850,000 Subject to Contract



Approx. Gross Internal Area 1144 sq ft (106.3 sq m)  
Including all areas under 1.5m head height



Ground Floor



Lower Ground Floor

## Kensington

103 Kensington Church Street, London W8 7LN

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