

# Sunningdale Gardens

Kensington, W8



**STRUTT  
& PARKER**

ENF PARIBAS GROUP



## A beautifully presented raised ground floor one bedroom apartment with a private south facing balcony.

A well laid out one bedroom apartment positioned within one of Kensington's most desirable enclaves overlooking private communal gardens.



**1 RECEPTION ROOM**



**1 BEDROOM**



**2 BATHROOMS**



**SHARE OF FREEHOLD**



**662 SQ FT**



**ASKING PRICE  
£975,000**



**COMMUNAL GARDENS**



**BALCONY**



**TRIPLE ASPECT**



### The property

Sunningdale Gardens is discreetly positioned within one of Kensington's most desirable enclaves. The property is positioned on the raised ground floor overlooking a beautiful private garden square. The property comprises a large double bedroom with en-suite, built in fitted wardrobes, a generously proportioned reception room featuring +3 metre high ceilings and a further guest WC / shower room along with a south facing balcony. The property would make a suitable investment opportunity, first time purchase or pied-à-terre.

### Location

Sunningdale Gardens is located just south of Kensington High Street and therefore benefits from the shopping and transport facilities of the area. Kensington Gardens and Holland Park are also nearby.





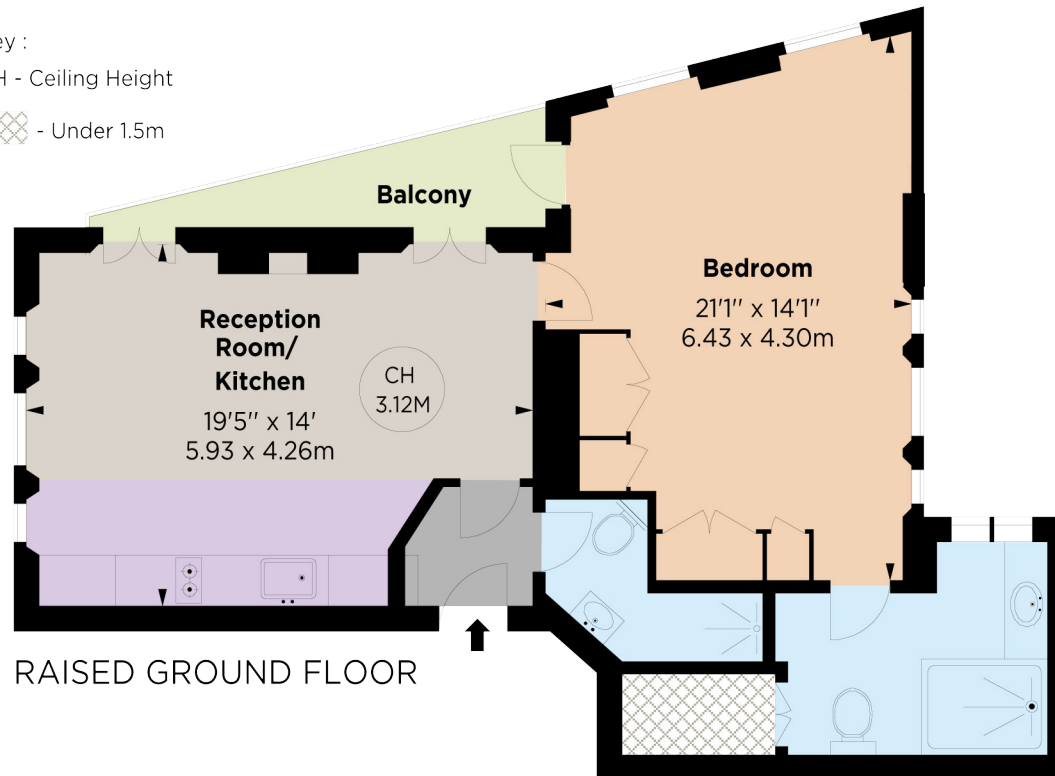




Key :

CH - Ceiling Height

▨ - Under 1.5m



RAISED GROUND FLOOR

## Floorplans

**Gross internal area** 662 sq ft ( 61.48 sq m)

For identification purposes only.

## General

**Tenure:** Share of Freehold, 189 years from

29<sup>th</sup> September 1970

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

**Service Charge:** £1,056.71 for the period 25/03/2025 – 28/09/2025

**Ground Rent:** Peppercorn

**Council Tax:** Band F

**EPC Rating:** D

**Parking:** Residents permit available

**Broadband:** Available

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## Kensington

103 Kensington Church Street, London W8 7LN

**020 7938 3666**

kensington@struttandparker.com  
struttandparker.com



@struttandparker

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