



Wycombe Square, Kensington, W8

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Wycombe Square,
Kensington, W8

An outstanding two-bedroom, two bathroom, ground floor apartment located in an impressive building in this highly prestigious development.

The well-balanced accommodation is in excellent decorative order and comprises a generous reception room with an abundance of natural light and space to entertain, a separate, modern kitchen fully equipped with smart appliances and breakfast bar. The principal bedroom has ample storage and an elegant en suite bathroom, and there is a double bedroom with fitted storage and modern guest bathroom. The property is completed further with a secure, underground car parking space, air cooling, underfloor heating, and concierge service.

Wycombe Square is an exclusive gated development with a beautiful communal garden square located on the corner of Campden Hill Road and Aubrey Walk in a quiet residential area of Kensington. Both Notting Hill Gate (District, Circle & Central Lines) and Kensington High Street (District & Circle Lines) are within easy reach, as is Holland Park and Kensington Palace Gardens.

Reception room | Kitchen | Principal bedroom
En suite bathroom | Guest bathroom
EPC Rating C

Terms

Tenure: Leasehold 999 years from 1 January 2003
Service Charge: For the period 01/01/2024 to 30/06/2024 £6,606.11

Reserve Fund: For the period 01/01/2024 to 30/06/2024 £1,128.41

Ground Rent: £1,557.98

Council Tax: Band G

Local Authority: The Royal Borough of Kensington and Chelsea

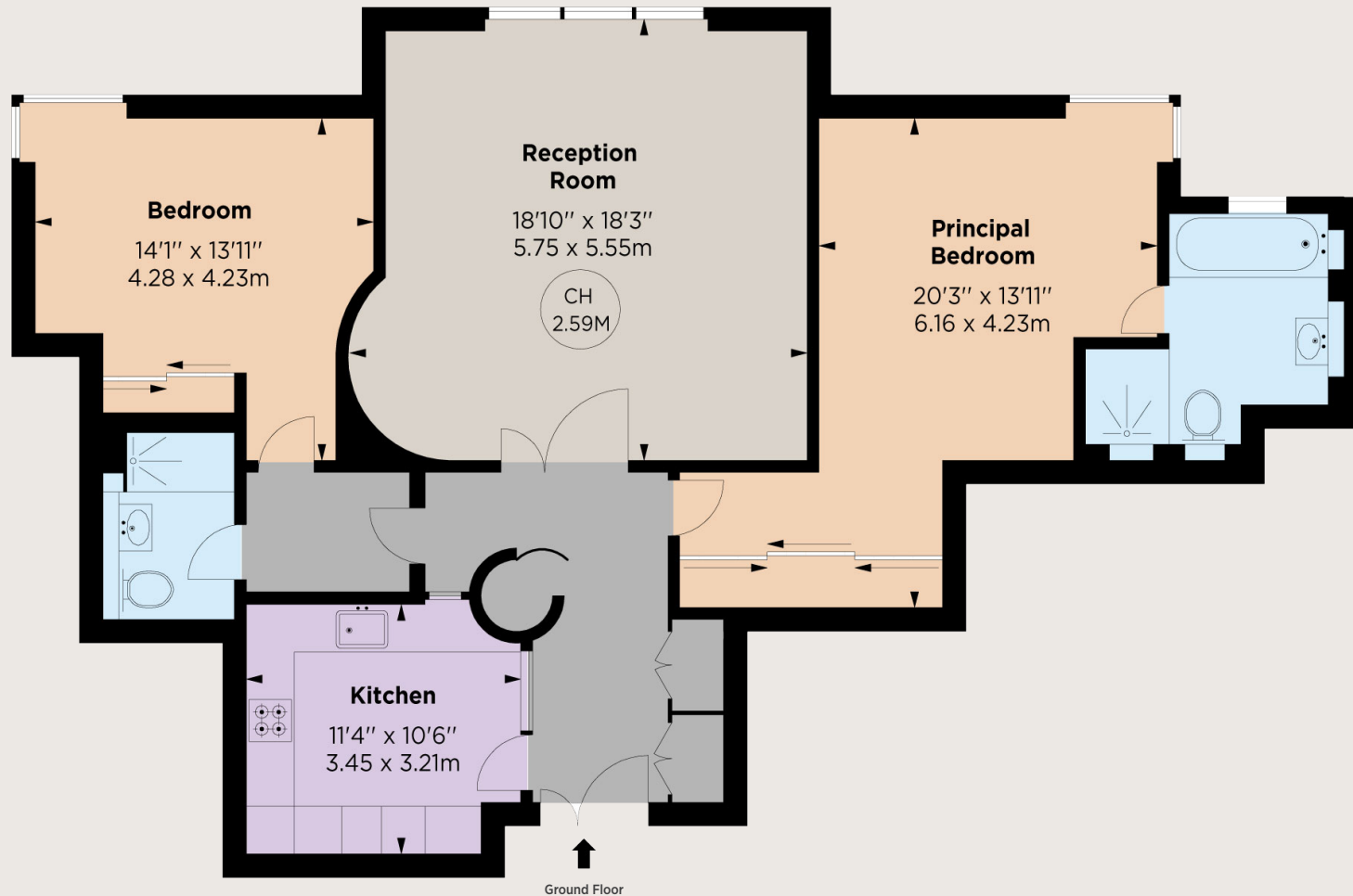
Asking Price: £1,700,000





CGI Furniture Added

Approximate gross internal area 1,173 sq ft (108.97 sq m)
For identification purposes only.



Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP