

# Observatory Gardens, Kensington

W8



The Royal Borough of Kensington  
and Chelsea

Guide price  
**£2,750,000**

Freehold



A sophisticated apartment with private parking in the heart of W8.

Stylishly refurbished to a high standard throughout, the apartment offers high ceilings, wonderful period features plus benefits from its own private entrance, an underground car parking space and 24 hour portage.

The apartment is situated over the ground and lower ground floors with the ground floor offering a fabulous and spacious entertaining space with an open-plan reception room, dining room and kitchen.

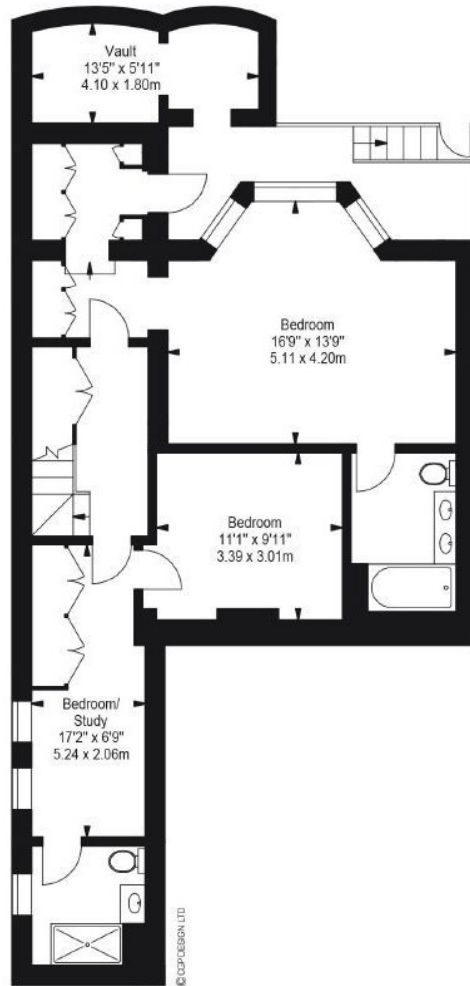
*Observatory Gardens is a quiet street conveniently located close to Notting Hill Gate with its many shops, cafes and restaurants. Kensington High Street and Kensington Gardens are nearby. For excellent transport links, Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines) are a short walk away. Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.*



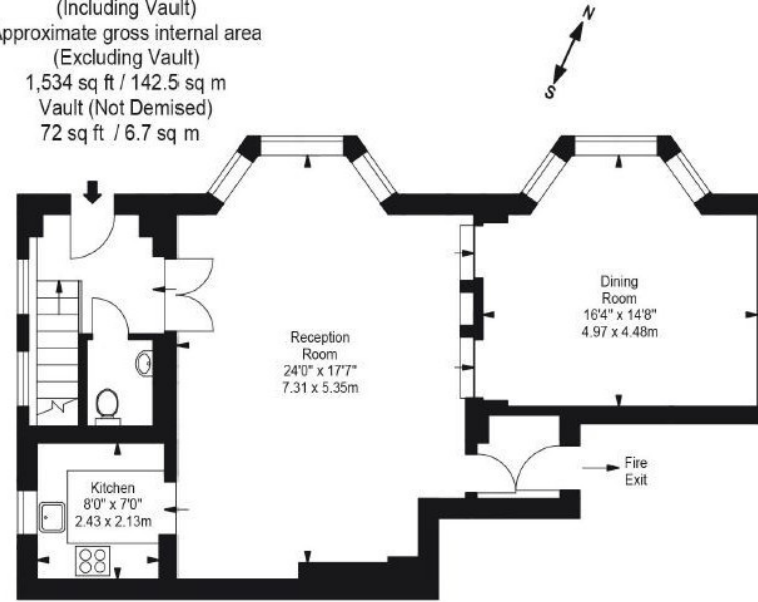
## 13A Observatory Gardens, W8

Approximate gross internal area  
1,606 sq ft / 149.2 sq m  
(Including Vault)

Approximate gross internal area  
(Excluding Vault)  
1,534 sq ft / 142.5 sq m  
Vault (Not Demised)  
72 sq ft / 6.7 sq m



Lower Ground Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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Particulars dated July 2021. Photographs and videos dated July 2021.

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