



Kensington Garden Square, London **W2**

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This three bedroom apartment has been extensively remodelled and updated to offer modern luxury living. The property is flooded with natural light and offers over 1300sqft of living space featuring a large, open reception/kitchen complete with dining area, separate study and guest w/c on the third floor.

The upper floor comprises two large double bedrooms the principal with en suite facilities and a further bathroom. The property has hard wood herringbone flooring throughout.



Guide price: £2,250,000

Tenure: Share of freehold plus leasehold, approximately 997 years remaining

Service charge: £2,600 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G







Location

Located in the vibrant area of Notting Hill, you'll have access to a variety of restaurants, bars, and cafes on Westbourne Grove, as well as trendy Portobello Road and the green spaces of Hyde Park. Notting Hill Gate is close by, offering easy access to the Circle, District, and Central lines, as well as Paddington Mainline Station for the Heathrow Express.






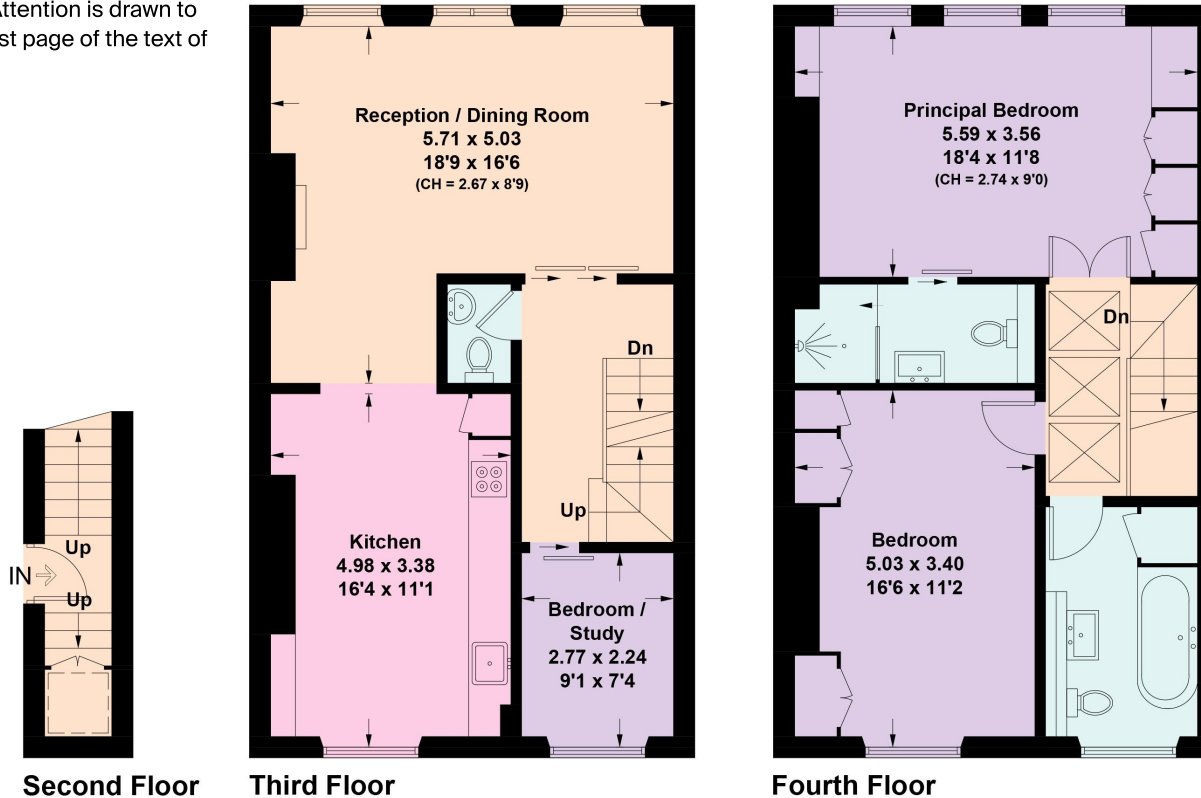
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Approximate Floor Area = 124.5 sq m / 1340 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)



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.

 = Reduced head height below 1.5m



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I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated September 2024. Photographs and videos dated September 2024.
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