



Kensington Park Gardens, London W11

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# Kensington Park Gardens

## London W11

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This lateral apartment on Kensington Park Gardens, located on the second floor, has been extensively refurbished by the current owner to offer modern and contemporary living in a prime location within a classic period building. This apartment qualifies for the right to apply for a key to both Stanley Gardens South and Ladbrooke Square Gardens.



**Guide price:** £1,595,000

**Tenure:** Leasehold: approximately 144 years remaining

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** F

Upon entering from the second floor, a hallway leads to an expansive open-plan kitchen and living room with ceiling heights of more than 3 meters. The modern kitchen contrasts seamlessly with the wooden flooring, and three large windows ensure that the space feels bright and airy throughout. The primary bathroom is accessible from this room and features a full-size bathtub. The generously proportioned bedroom features an en suite. Additionally, there is a separate demised study space accessible from opposite the entrance to the flat.

Located within this prestigious area, the property benefits from excellent transport links by either underground (District, Circle, Central and the Hammersmith and City lines) or by bus to the West End, the City and Canary Wharf. It is also within close proximity to the restaurants, cafes, and bars of Kensington Park Road and Westbourne Grove.



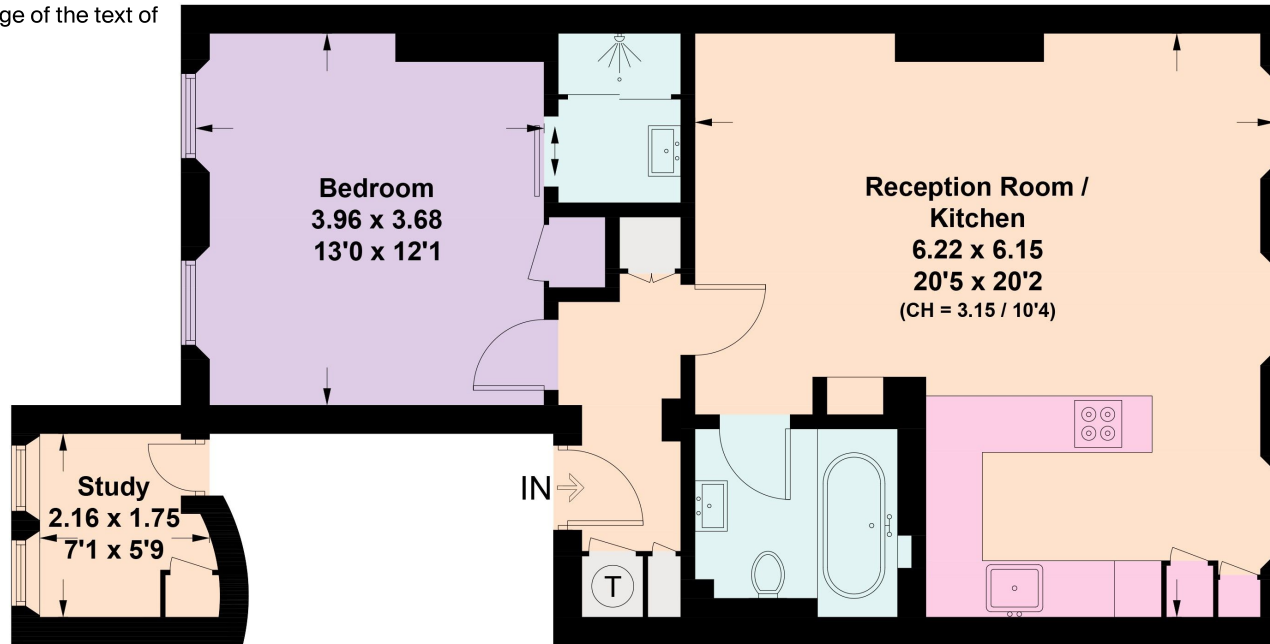


# Kensington Park Gardens, W11

Approximate Floor Area = 61.6 sq m / 663 sq ft  
External Study = 3.6 sq m / 39 sq ft  
Total = 65.2 sq m / 702 sq ft  
Including Limited Use Area (0.7 sq m / 7 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.



## Second Floor

Knight Frank

Notting Hill

294 Westbourne Grove

London

W11 2PS

I would be delighted to tell you more

Jack Thomas

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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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