

# Kensington Park Gardens, W11





Approx. Gross Internal Area  
526 sq ft (49 sq m)



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A superb opportunity to refresh a Grade II listed one bedroom apartment in a highly sought after location, on the second floor of a handsome building and with access to communal gardens.

### Terms

**Tenure** Leasehold, 91 years remaining unexpired (125 years from 1990)

**Service Charge** Circa £2700 per annum, including communal hot water

**Ground Rent** £10 per annum

**Council Tax Band** D

**EPC Rating** E

**Local Authority** The Royal Borough of Kensington and Chelsea

**Price** £925,000 subject to contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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