



Observatory Gardens  
Kensington, W8





A fantastic opportunity to acquire a three bedroom first floor apartment in the sought after setting of Observatory Gardens, located in the heart of Kensington.

The accommodation comprises a large and bright dual aspect reception/dining room benefitting from enviable views and high ceilings, a guest cloakroom and a separate fully fitted kitchen which leads onto a terrace. There are three double bedrooms (one en-suite), a family bathroom and a large south facing terrace.

Further benefits include secure underground parking, 24 hour portage and a 33 sq ft storage vault.

Observatory Gardens is conveniently located for the amenities and transport links of both Kensington High Street and Notting Hill Gate. Kensington Palace Gardens and Holland Park are also close by.

- Two Double Bedrooms & Two Bathrooms (1 en-suite)
- Reception/Dining Room
- 3rd Bedroom/Study
- Fully Fitted Kitchen
- Two Terraces

Asking Price £2,300,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		74
55-68 D		
49-54 E		
41-45 F		
35-39 G	11	
1-34 Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 970 years remaining

**Service Charge:** £7,651.2 p.a

**Ground Rent:** £0

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

**Council Tax Band:** G

**Chestertons Kensington Sales**

116 Kensington High Street

London

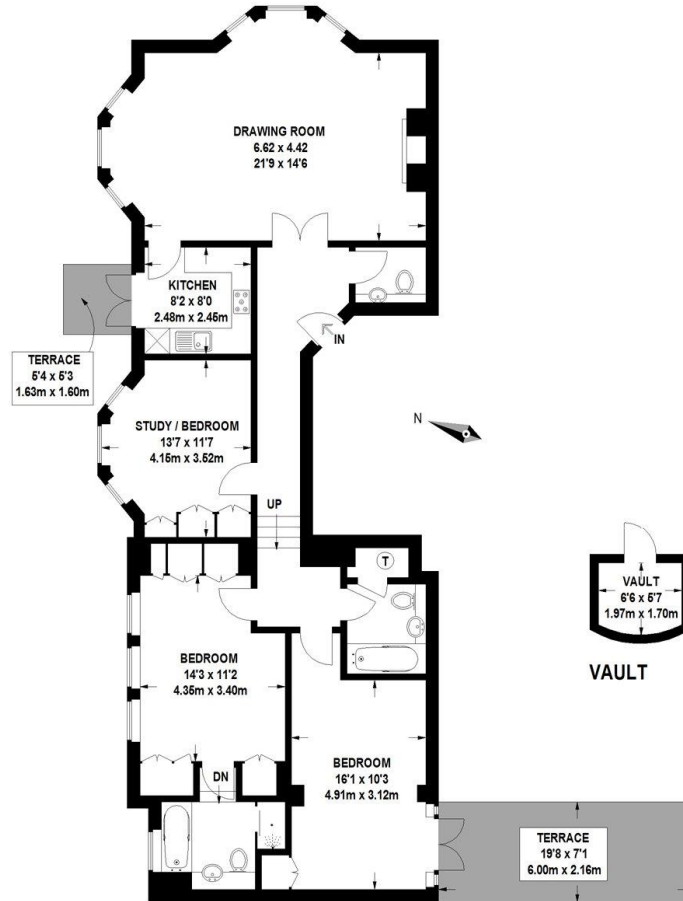
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## OBSERVATORY GARDENS, W8



### FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA 1291 SQ FT / 119.9 SQ M

VAULT = 33 SQ FT / 3.1 SQ M

TOTAL = 1324 SQ FT / 123 SQ M

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