

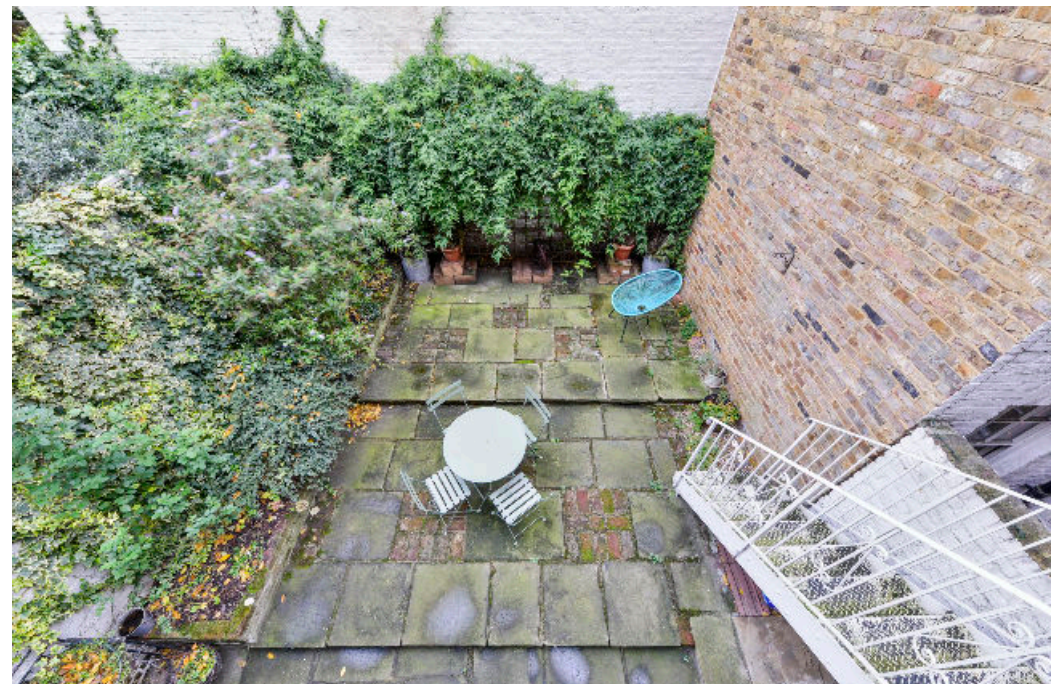
Berkeley Gardens, London W8



A freehold block of three apartments in **Kensington**

Set on a prime road in the Cherry Tree conservation area of Kensington, this attractive stucco front villa is currently arranged as 3 flats, offering an extremely rare investment opportunity. All 3 flats are let out on Assured Shorthold Tenancies that are due to expire in Q1 2024.

The ground and lower ground duplex extend to approximately 1,294 sq ft. has two bedrooms and two bathrooms as well as a private garden. The first floor flat is approximately 540 sq ft and has one bedroom and one bathroom. The second and third floor duplex extends to 963 sq ft, has two bedrooms and two bathrooms.



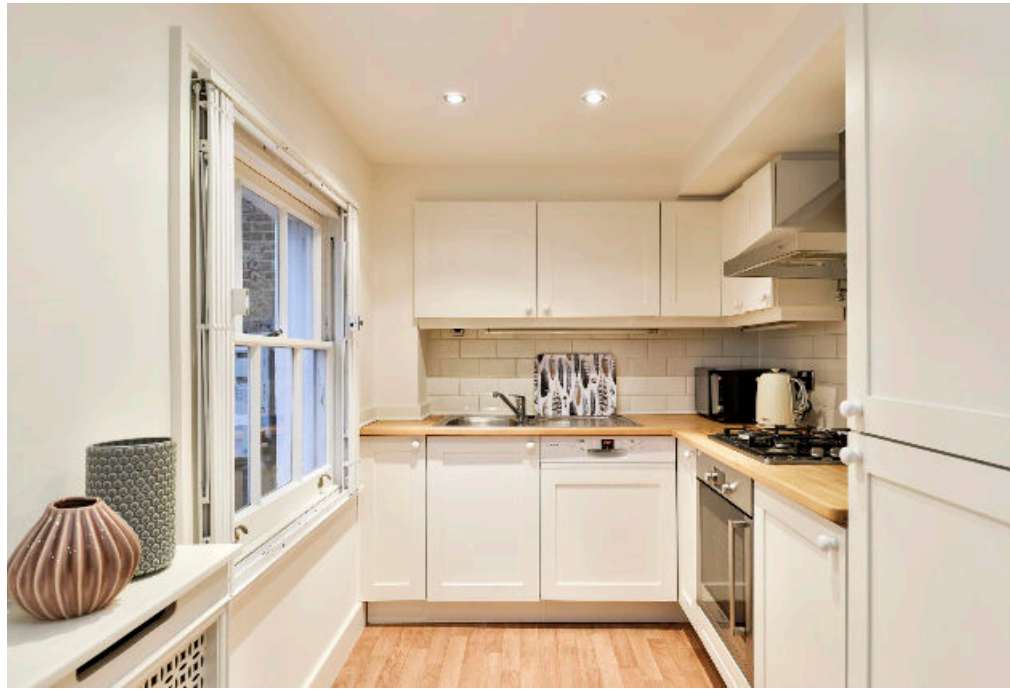
Guide price: £4,250,000

Tenure: Available freehold

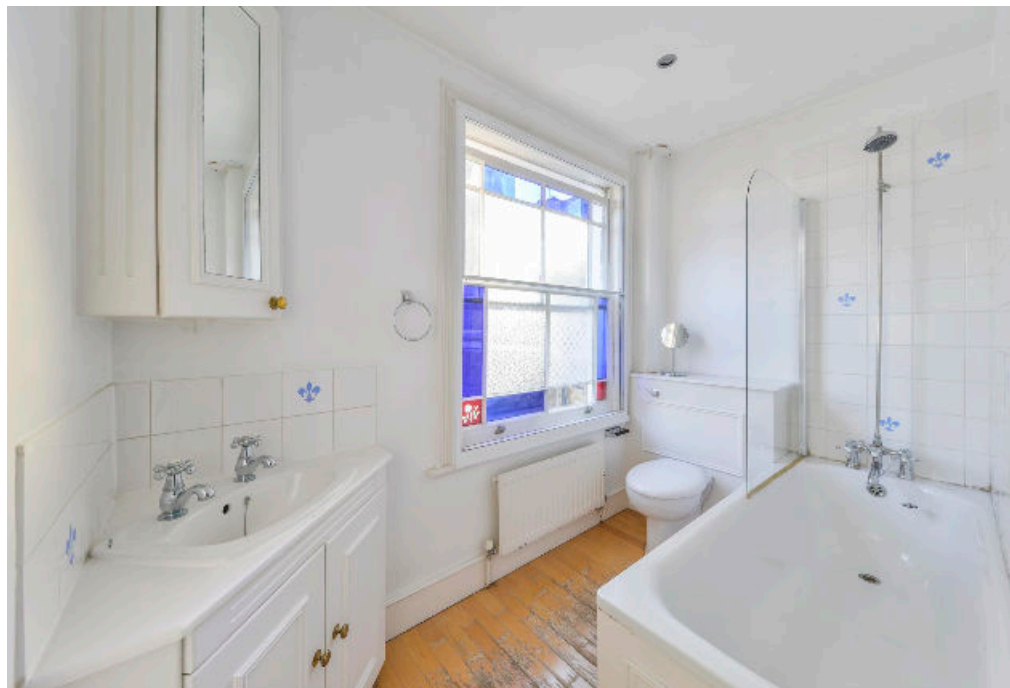
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G







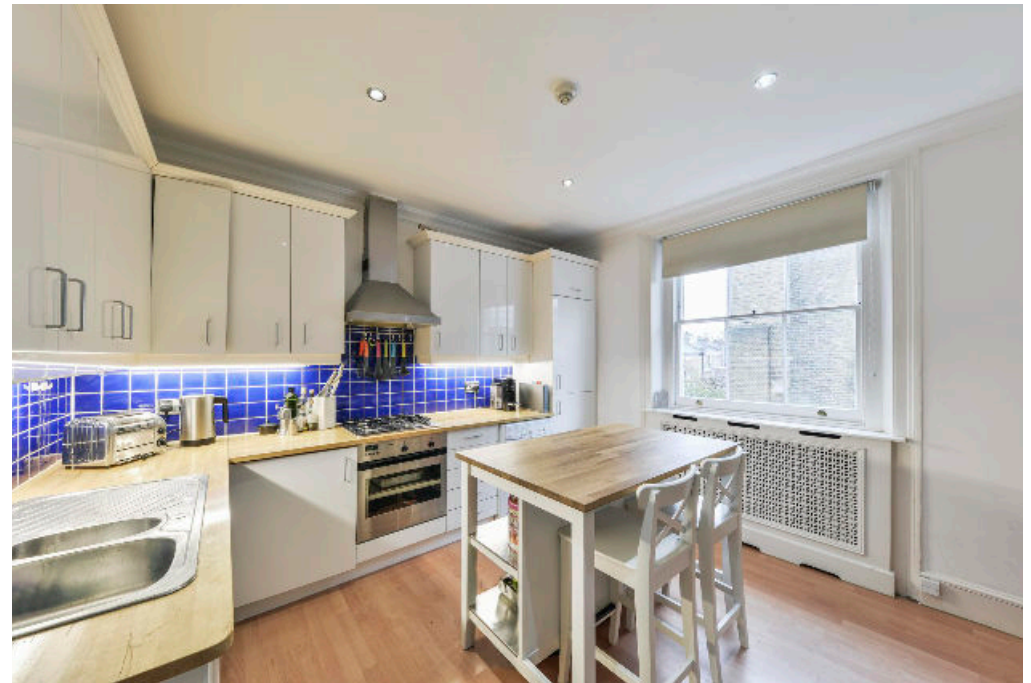






Location

Berkeley Gardens and Brunswick Gardens are cherry tree lined streets located just off Kensington Church Street, and therefore benefit from the shopping and transport facilities of Kensington High Street and Notting Hill Gate. Kensington Gardens and Holland Park are also nearby.

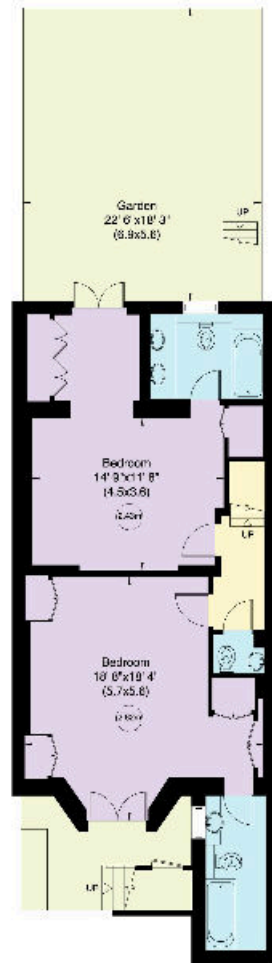




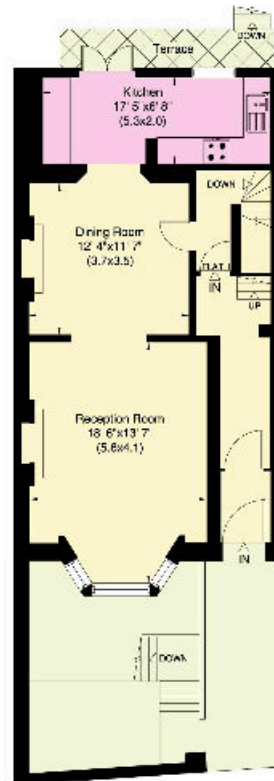
Berkeley Gardens, W8

Gross internal area (approx.)
283 Sq m (3044 Sq ft)

For identification only. Not to Scale



Lower Ground Floor



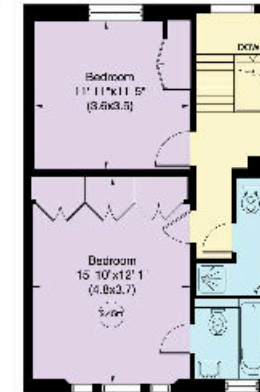
Ground Floor



First Floor



Second Floor



Third 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.

Knight Frank
Kensington

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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 December 2023. Photographs and videos dated December 2023.

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