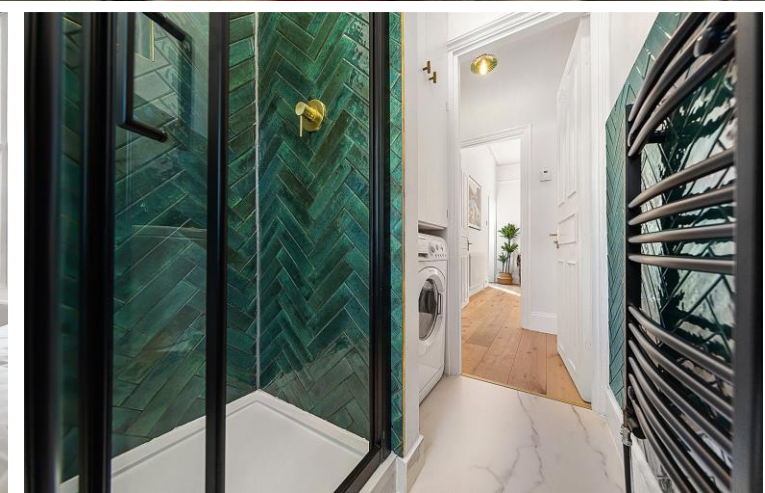
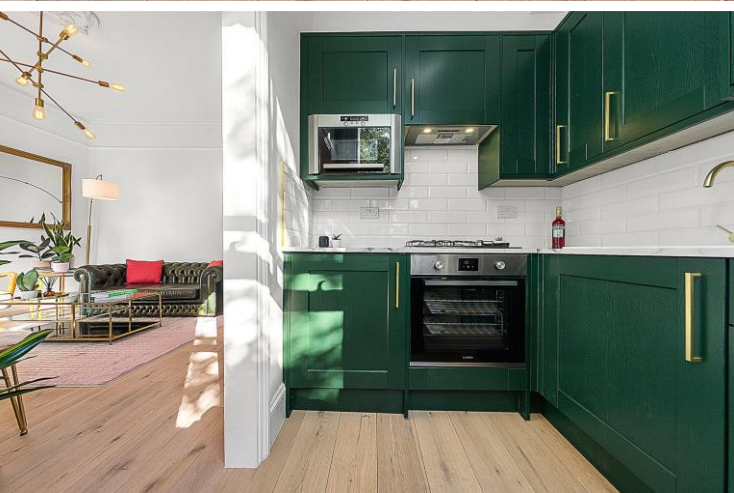




Cambridge Gardens
North Kensington, W10





An impressive renovated and designed one bedroom flat on the first floor of a detached Victorian Villa on tree-lined Cambridge Gardens, North Kensington.

The property has been finished to a very high standard, benefits from high ceilings, period features, a communal front garden, wooden flooring, and a share of the freehold.

It consists of a bright and spacious south-facing reception room, separate contemporary new kitchen, a large double bedroom with built-in wardrobes, a bathroom with utility, and ample storage throughout. The communal parts to this grand Villa have been renovated both inside and out.

Cambridge Gardens is a prestigious address in North Kensington, well-located to the many shops and restaurants of Golborne Road, Portobello Road and Ladbroke Grove. Ladbroke Grove underground station (Circle and Hammersmith & City lines) is only 200 yards away. It is in the Royal Borough of Kensington & Chelsea and therefore qualifies for the popular parking permit (subject to application).

- First floor flat.
- Set in a detached Victorian Villa.
- Brand newly renovated.
- Large bedroom with built-in wardrobes.
- Communal front garden.
- High ceilings & period features.

Asking Price £600,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Leasehold (961 years 8 months remaining) with a Share of Freehold.

Service Charge: £1,100 p.a.

Ground Rent: £0

Local Authority: RBK&C

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

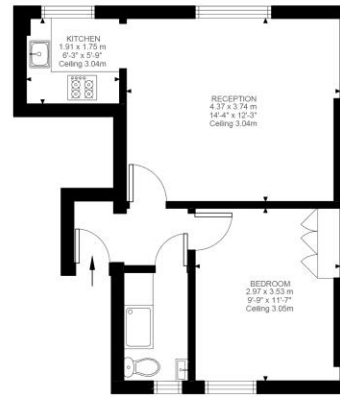
London

W11 2AB

nottinghill@chestertons.co.uk

0203 040 8585

chestertons.co.uk



First Floor
408 ft²

Cambridge Gardens, W10
Approximate Gross Internal Area
37.93 SQ.M / 408 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable