



Kensington Gardens Square,  
Notting Hill, W2









A charming and sophisticated first-floor apartment located in a beautiful period terraced building. This inviting one-bedroom property boasts ample natural light, creating a bright and peaceful atmosphere throughout. The spacious layout is perfect for modern living, with a stylish balcony offering a serene outdoor space to unwind.

Enjoy the tranquillity of the communal garden, ideal for relaxing or socialising with friends and family. The property is well-maintained and exudes a sense of elegance.

Located in a sought-after area, this apartment offers a unique blend of convenience and comfort.

- Share of Freehold
- Period features
- Amazing location
- Balcony
- Communal Gardens

Asking Price £1,000,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		79
D (55-68)	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. 82 years remaining with a Share of Freehold.

**Service Charge:** £3,719 p.a.

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** E

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

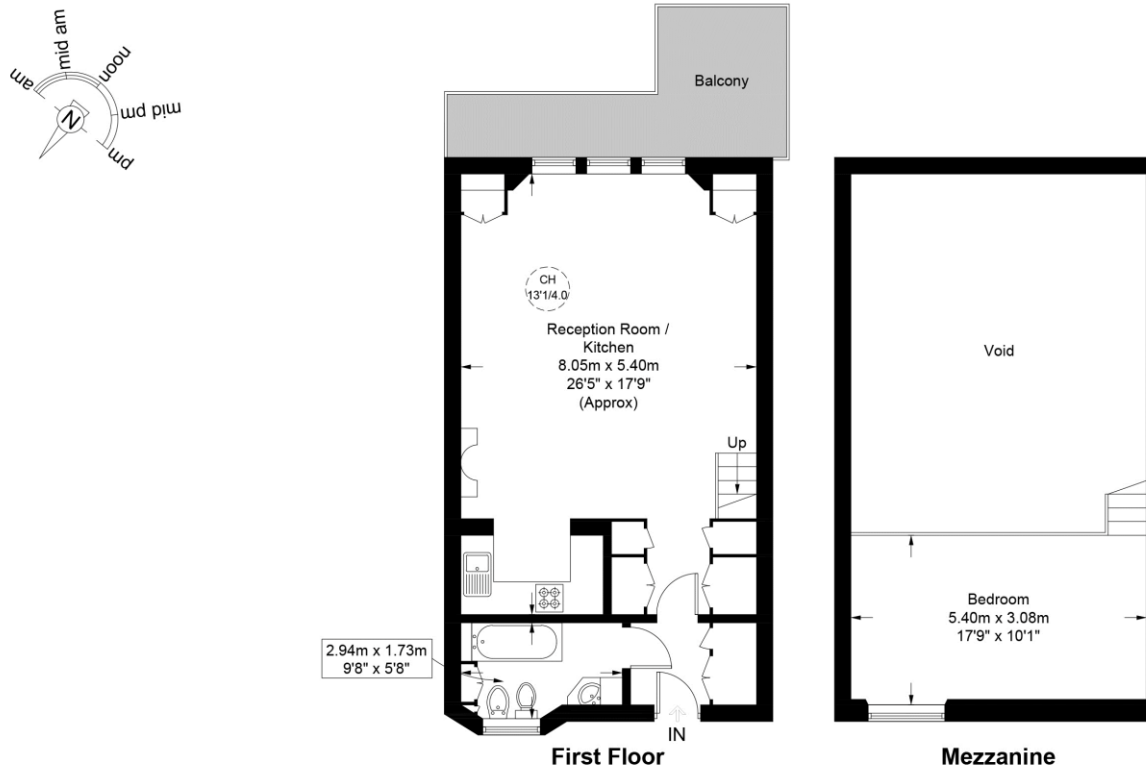
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## Kensington Gardens Square, W2

Approximate Gross Internal Area = 751 sq ft / 69.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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