



Brunswick Gardens
Kensington, W8





This charming two-bedroom garden flat designed by West 11 is housed in a beautiful stucco fronted period building in this highly sought after area in Kensington, W8.

The apartment consists of a reception/dining room, galley kitchen, two bedrooms, two bathrooms and a separate utility room with a washer and drier.

The interior is tastefully decorated with contemporary finishes, creating a modern and inviting atmosphere with the bonus of a tranquil patio garden.

The flat also benefits from a sunny, West-facing patio garden and is being sold with a share of freehold and a newly extended 999 year lease.

Furniture pack available for £15,000.

Conveniently located near to many shops, restaurants and bars with Notting Hill tube station (Central line & Circle & District line) being only 0.3 mile away.

- Designed by WEST 11
- Garden
- Two ample bedrooms
- Separate kitchen
- 0.3 miles from Notting Hill tube station
- The Royal Borough of Kensington and Chelsea

Asking Price £1,325,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	79
(58-68) D			
(49-54) E			
(39-48) F			
(21-38) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold, 999 years remaining with a Share of Freehold.

Service Charge: £2,500 p.a.

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Kensington Sales

116 Kensington High Street

London

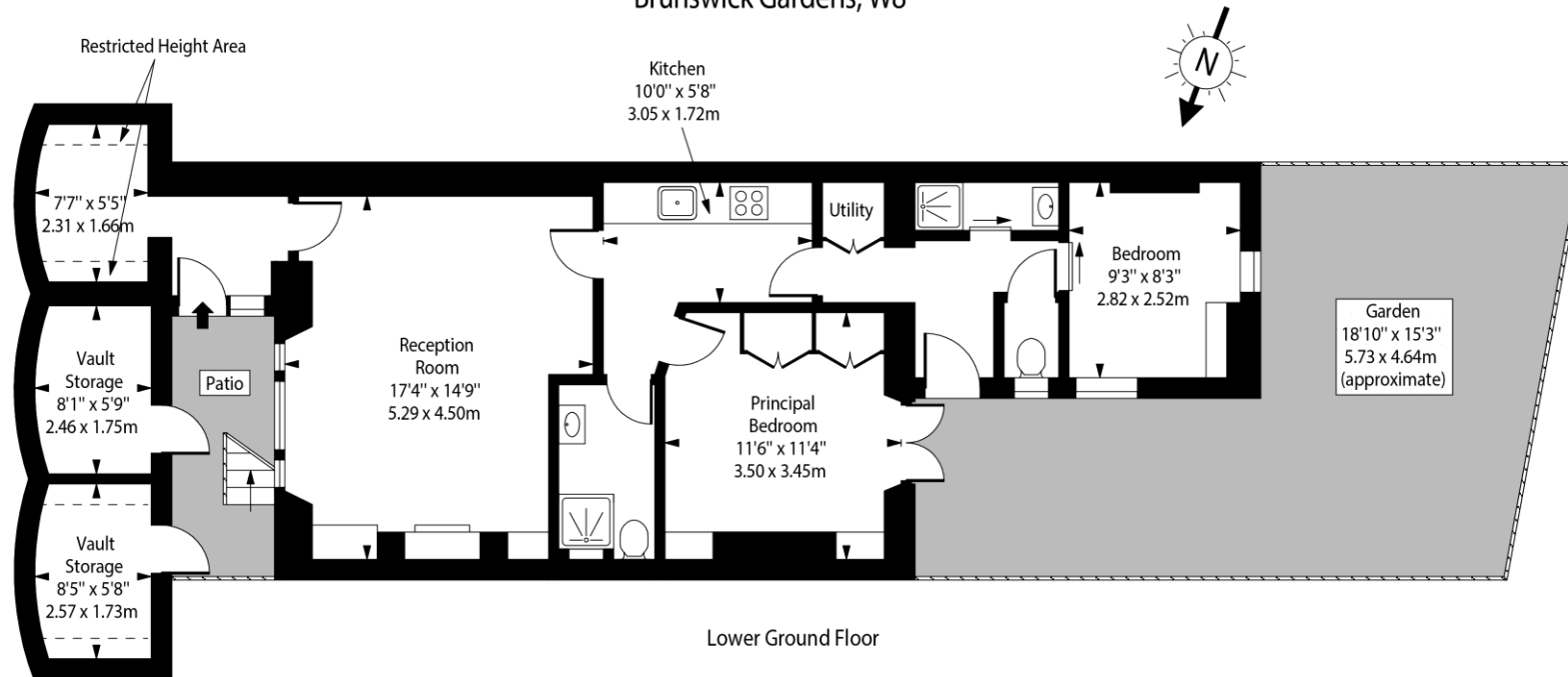
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Approx Gross Internal Area 782 Sq Ft - 72.65 Sq M

Approx. Floor Area Including Restricted Heights 792 Sq Ft - 73.58 Sq M
(Excluding Vault Storages)

For Illustration Purposes Only - Not To Scale

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