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## Kensington Park Gardens, Notting Hill W11 **Spectacular 1 Bedroom Penthouse Flat**

An incredible split level, vaulted apartment occupying the top floors of this impressive stucco fronted building on the highly desirable Kensington Park Gardens. This extremely quiet property has wonderful views over beautiful communal gardens.

- ◆ 1 Bedroom
- ◆ 1 Reception Room
- ◆ Flat
- ◆ Detached
- ◆ Upper Floor without Lift
- ◆ Penthouse
- ◆ Communal Garden
- ◆ Period
- ◆ Town/City
- ◆ Share of Freehold

**Asking price £1,600,000**

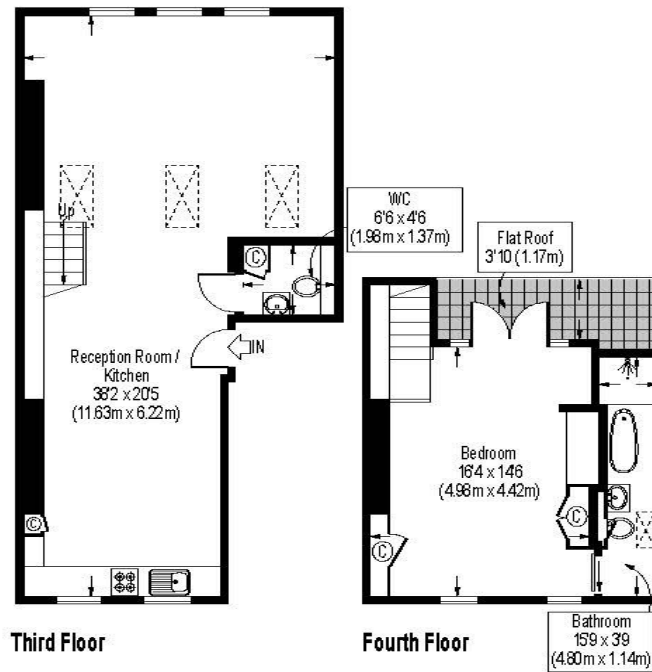
**Notting Hill**

**020 7229 0229**

nottinghill@knightfrank.com

294 Westbourne Grove, Notting Hill, London  
W11 2PS





Approximate Gross Internal Area 969 Sq.Ft. / 90.0 Sq.M.

Floor Plans are illustrative purposes only and not to scale.

## Kensington Park Gardens, Notting Hill, London, W11

This dramatic loft style, one bedroom apartment is exceptionally bright throughout and benefits from an open plan living and kitchen area with vaulted ceiling. The property also benefits from access to both Ladbroke Square Gardens and Stanley Gardens, possibly the best two of Notting Hill's famous communal gardens, and is well situated for Westbourne Grove and Portobello Road.

Kensington Park Gardens is arguably one of the most prestigious addresses in Notting Hill, situated on stunning communal gardens and close to the amenities of Notting Hill Gate providing excellent transport links to the City and West End.



### Fixtures

All Items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale but certain items may be available by separate negotiation.

### Viewing

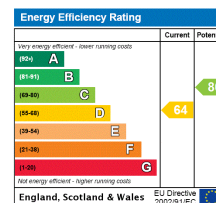
By appointment with Knight Frank 020 7229 0229

### Particulars dated

October 2015

### Reference

NGH150081



### Important Notice:

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.

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