



## KENSINGTON PARK ROAD

London, W11



## A CHARMING FLAT IN NOTTING HILL'S SOUGHT AFTER BUCKINGHAM COURT

This well proportioned one bedroom flat is situated on the first floor of Buckingham Court, a handsome 1930s mansion block in the heart of Notting Hill.



Local Authority: Royal Borough of Kensington and Chelsea

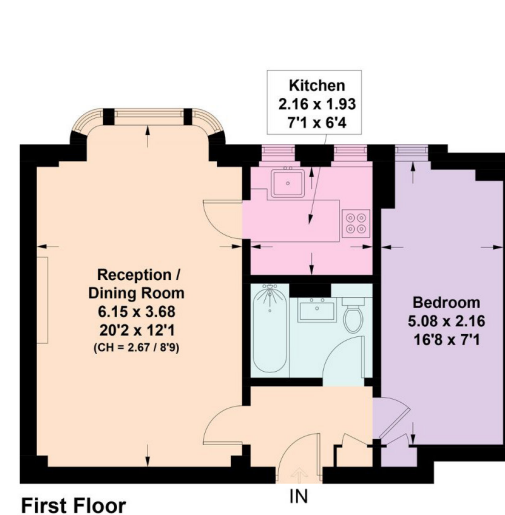
Council Tax band: 4E

Tenure: Leasehold, approximately 958 years remaining

Service charge: £5,730 per annum, reviewed every year, next review due 2026

**Guide price: £700,000**

The property has been newly refurbished to an exceptional standard and is presented in excellent condition throughout. It retains its original herringbone parquet flooring, lending warmth and character to the principal rooms, while benefiting from excellent natural light and far reaching views. The layout includes a bright reception room with large sash windows, a separate contemporary kitchen, a generous double bedroom, and a bathroom. Buckingham Court is well known for its well kept communal areas, lift access, secure entry systems, and the presence of a porter, which adds convenience and reassurance for residents. Importantly, the flat carries the right to apply for access to Ladbroke Square communal garden, which is one of London's most impressive private garden squares.



Approximate Gross Internal Area = 47.4sq m / 510sq ft  
Including Limited Use Area = 0.5 sq m / 5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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