



Avondale Park Gardens, W11

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A delightful two bedroom end of terraced cottage located in Avondale Park Gardens, W11. With a kitchen, drawing room and conservatory leading out to a well-maintained west facing patio garden on the ground floor, and two double bedrooms each serviced by a bathroom on the first floor.

Avondale Park Gardens was built on the site of the former Mary Place Workhouse in 1920, and is within the Avondale Park Conservation Area. The Kensington Leisure Centre is just to the north, with Avondale Park itself a few minutes walk to the south. The bars, restaurants and shops of Holland Park and Westfield are nearby, with excellent transport links for the Central Line and Overground at Holland Park and Shepherds Bush respectively.

## Terms

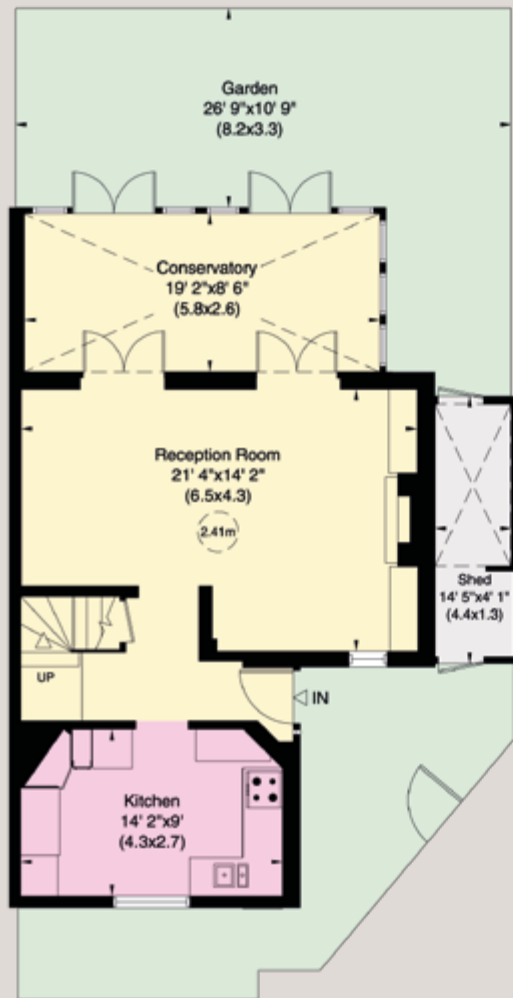
<b>Tenure</b>	Freehold
<b>Local Authority</b>	The Royal Borough of Kensington and Chelsea
<b>EPC Rating</b>	E
<b>Council Tax Band</b>	D
<b>Conservation Area</b>	Avondale Park Gardens Conservation Area
<b>Parking</b>	Via RBKC parking permits
<b>Guide Price</b>	£1,450,000 subject to contract



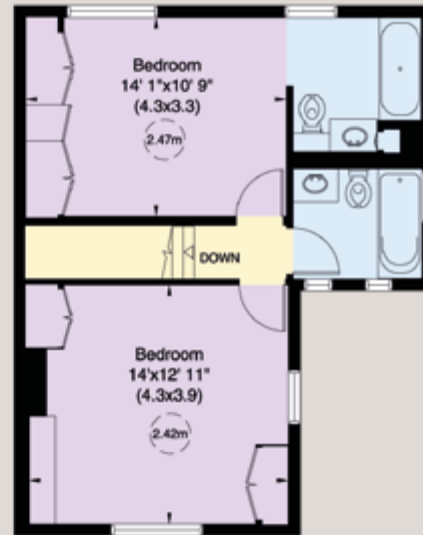
**Approx. Gross Internal Area**

Main House 108 sq m / 1,160 sq ft

Shed 5 sq m / 59 sq ft



Ground Floor



First Floor



For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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