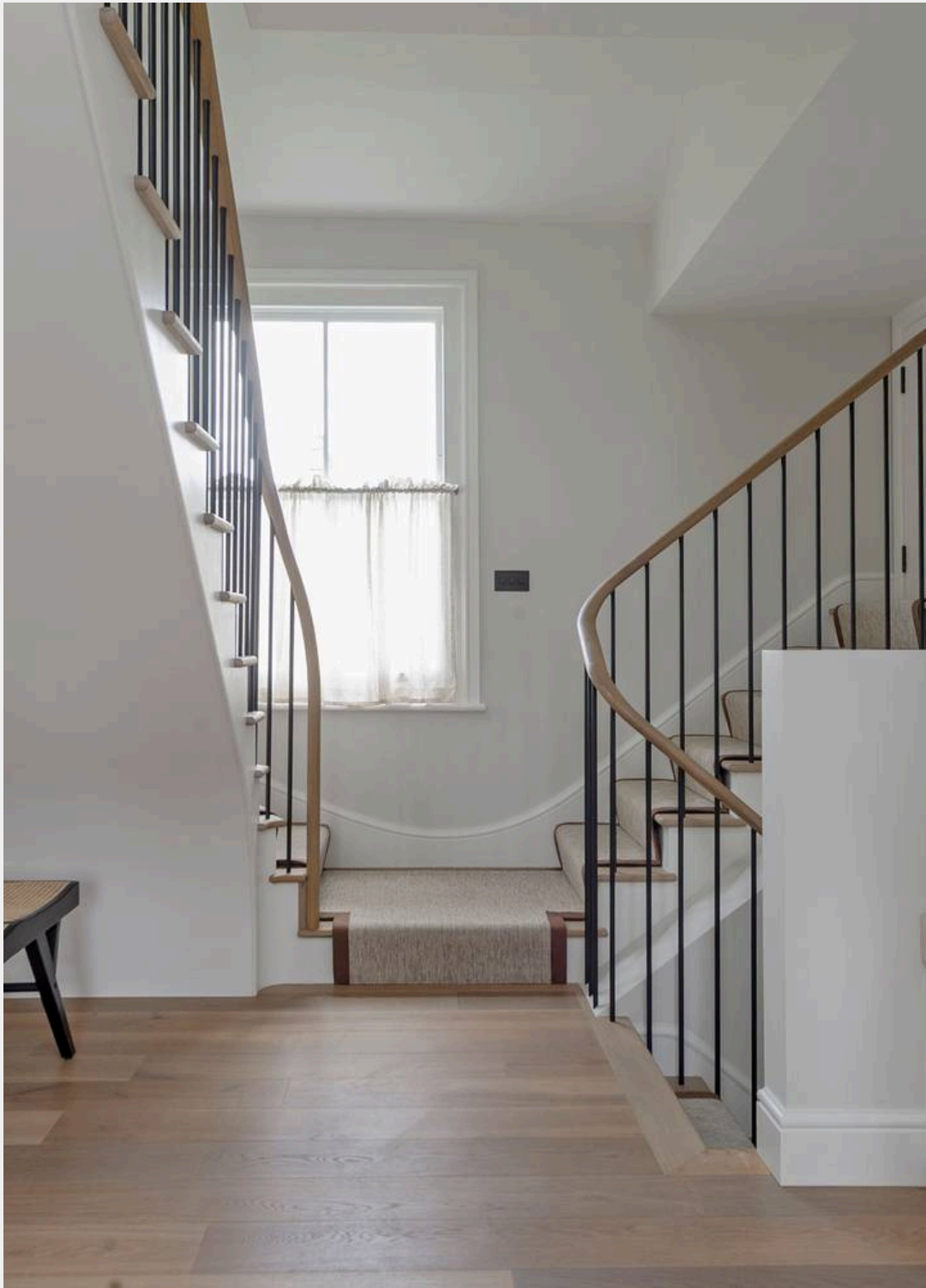


RIGBY & MARCHANT

Cambridge Gardens

Notting Hill

A refined three double bedroom three bathroom apartment on the top floors of a handsome double fronted Victorian villa.





Cambridge Gardens, W10

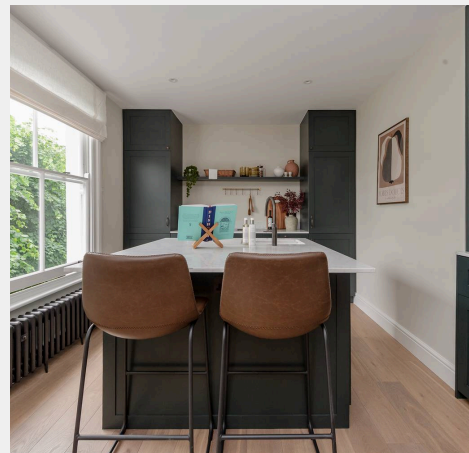
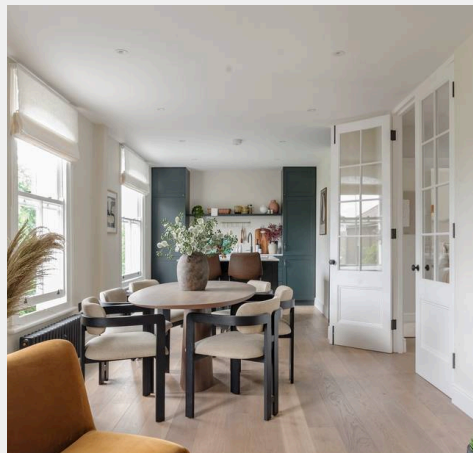
In Excess of £2,000,000



RIGBY &
MARCHANT



A refined three double bedroom three bathroom apartment on the top floors of a handsome double fronted Victorian villa. Flooded with natural light and finished to exacting standards on one of North Kensington's premier tree lined streets. With the entrance on the first floor the inviting hallway and sweeping staircase lead to all rooms. The generous open plan kitchen living room spans the full width of the building with three large south facing sash windows. With the reception area to one end with marble fireplace and bespoke cabinetry. A central dining area leads to the modern kitchen with large Carrara island. Three double bedrooms, two with en suites and the third guest bathroom complete this stunning home.







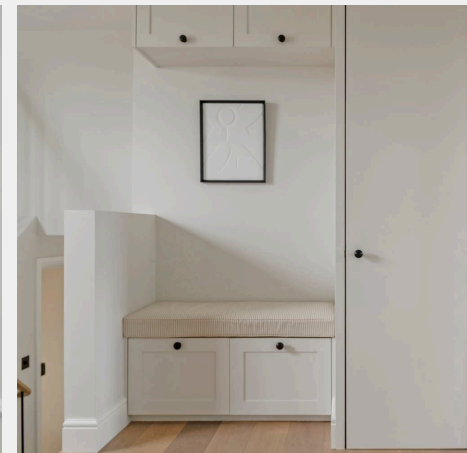
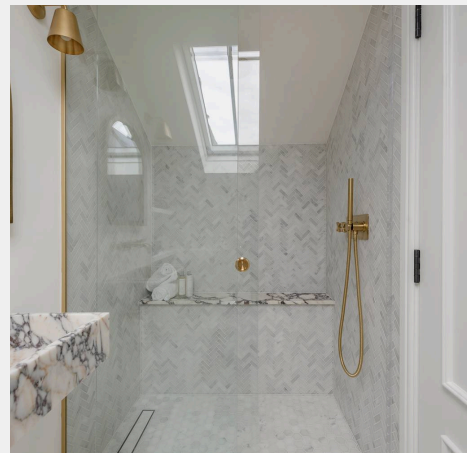
Cambridge Gardens is a wide, tree lined and highly sought after address which runs west of Ladbroke Grove. Characterised by its attractive double fronted Victorian villas. Within easy reach of the areas many popular restaurants focused around Golborne Road, Portobello Road and Westbourne Grove. Council Tax band: F

Tenure: Share of Freehold (underlying lease 999 years from 1st January 2023)

EPC Energy Efficiency Rating: C

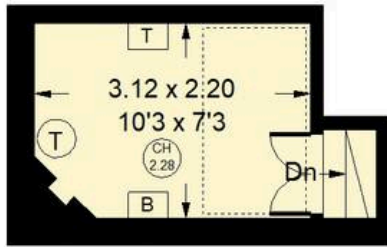
EPC Environmental Impact Rating:

- Stylishly revitalised apartment finished to exacting standard
- Split level apartment predominantly across 2 floors
- Set across the top floors of a handsome double fronted villa
- 3 bedrooms and 3 bathrooms (2 are en suite)
- Generous open plan living space with 3 large south facing sash windows

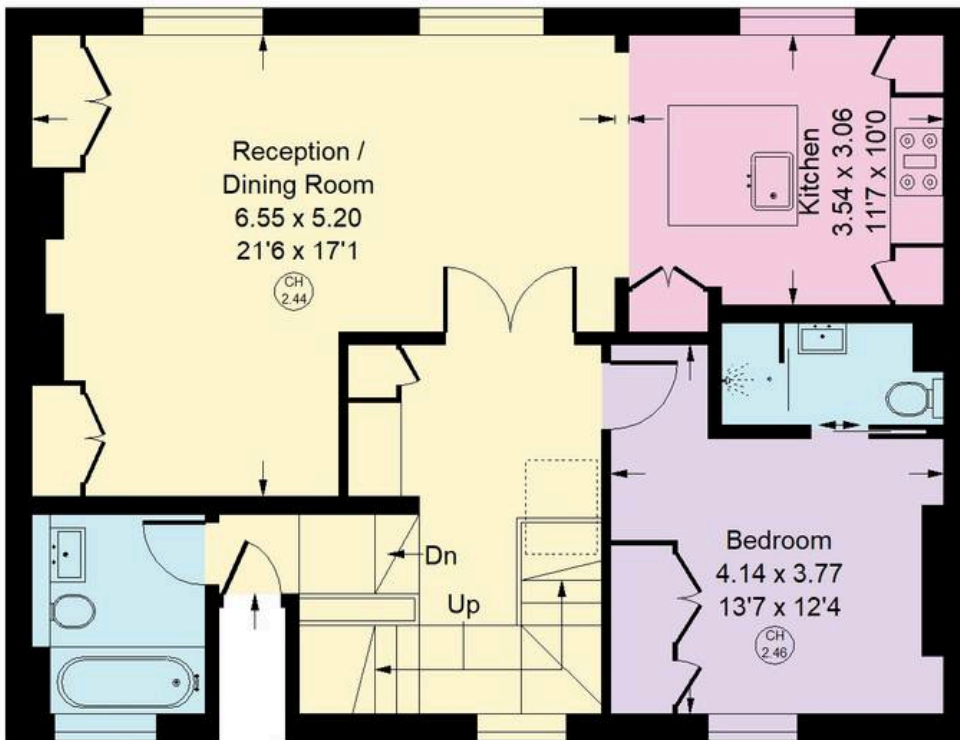


Cambridge Gardens, W10

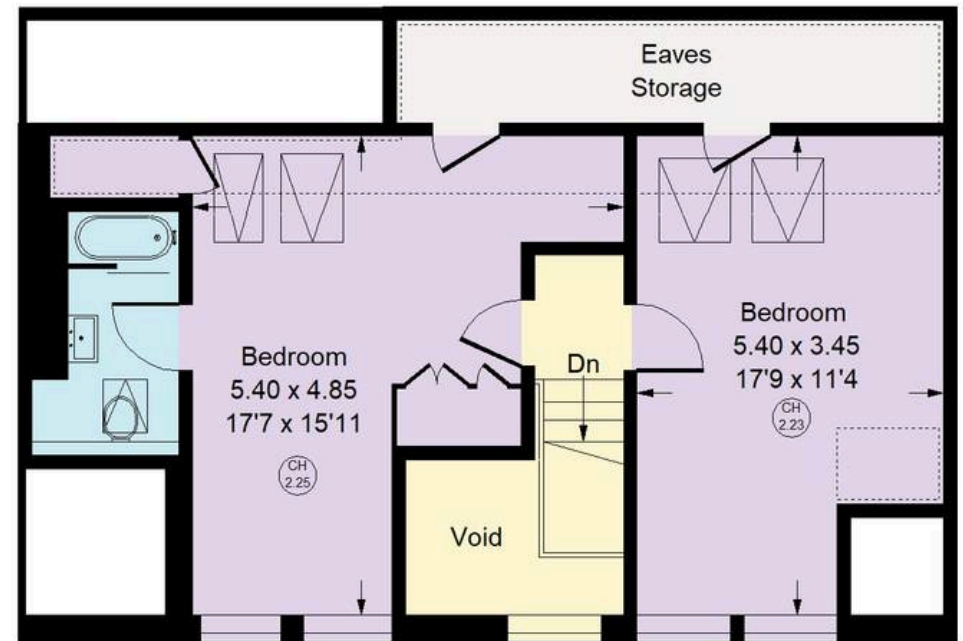
Approx. Gross Internal Area = 151 sq m / 1625 sq ft
(Excluding Void)



Half Landing



Second Floor



Third Floor

= Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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R&M