



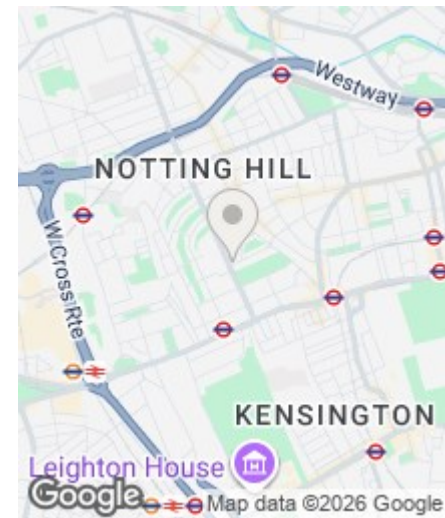
## KENSINGTON PARK GARDENS

LONDON, ROYAL BOROUGH OF KENSINGTON AND CHELSEA, W11 3HA

£2,350 PER MONTH

Spacious, well-fitted and with ample storage, this excellent flat offers a great chance to live on one of Notting Hill's finest streets. On the lower ground floor of a mansion block but with great natural light the property is private, secure and extremely comfortable. The kitchen is modern and well fitted, and the large double bedroom benefits from excellent built in storage as well as wooden floors. The living room also has space for a dining area, making the flat perfect for dinner parties or cosy nights in. Residents may purchase keys for Ladbroke Square Gardens at an additional cost of £280 per year, thus gaining access to some of the finest communal gardens in London, as well as the private tennis courts.

**SANDERSONS**  
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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