



Kensington Park Road
Notting Hill, W11

£725,000

🛏️ 1 🪑 1 🏠 Flat/Apartment

HOMESITE

Classic raised ground floor one bedroom apartment

FULL DETAILS

Classic raised ground floor and newly decorated one bedroom apartment set within this striking period terrace on the ever popular Kensington Park Road. The apartment benefits from a wealth of original features including high ceilings, full length sash windows, working shutters and wooden floors. The apartment is well laid out with a spacious open plan reception / kitchen to the front of the property and a double bedroom and family bathroom to the rear. Located in the heart of Notting Hill it is a short stroll to Portobello Road, with its famous street market & eclectic mix of bars, restaurants and shops plus Westbourne Grove with its designer boutiques. Notting Hill Gate tube is a short walk away and both Kensington Gardens and Hyde Park are close by. Paddington Mainline Station, inc the Heathrow Express and Elizabeth line, is also close at hand.

PROPERTY FEATURES

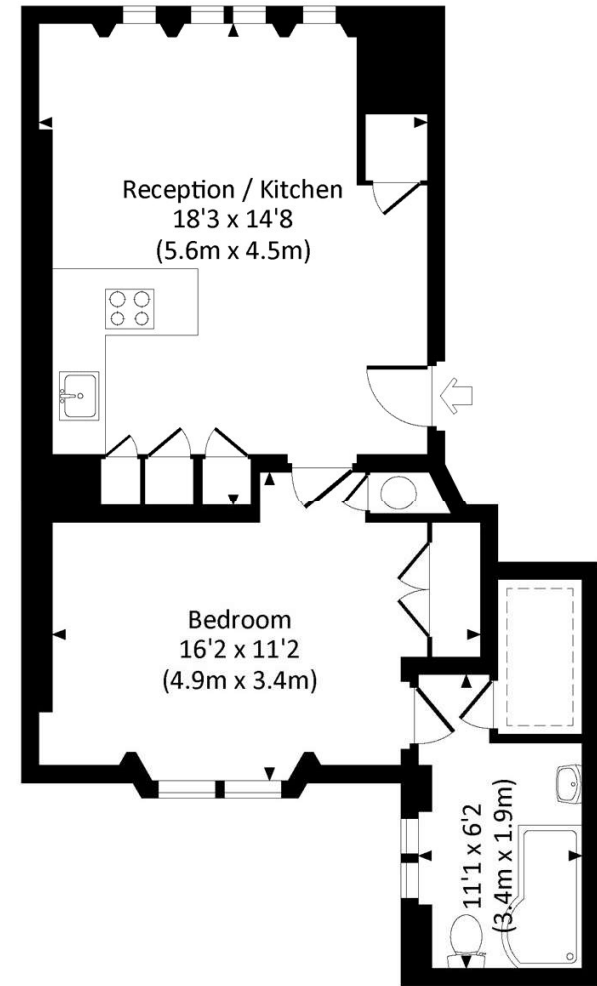
- Classic raised ground floor apartment
- High Ceilings
- Wooden Floors
- Sash Windows
- Open plan reception / kitchen
- Double Bedroom
- Family Bathroom
- Newly decorated
- Council Tax Band E - Kensington & Chelsea

PROPERTY INFO

TENURE
Share of Freehold, lease approx. 952 years

SERVICE CHARGE
£2,355 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.