



## **KENSINGTON GARDENS SQUARE, W2**

**£775,000 SHARE OF FREEHOLD (999 YEARS REMAINING)**

**A VERY GRAND FIRST FLOOR, STUDIO FLAT, EXTENDING TO 611SQ.FT WITH MAGNIFICENT PROPORTIONS AND WONDERFUL VIEWS OVER KENSINGTON GARDENS SQUARE.**

**1 Reception Room, 1 Bathroom, Flat/Apartment, Studio, Communal Gardens, Period, 611 Approx Sq Ft, Service Charge £2,300 p/a, Ground Rent Peppercorn p/a**

**Winkworth**

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### **DESCRIPTION:**

This impressive flat is situated on the first floor of an imposing period building and extends to 611 sq.ft. Currently laid out as a studio, with a bathroom to the rear, the flat makes the most of the grand proportions of a first floor in a period conversion. A large window to the front provides far reaching views across the private communal garden square. Subject to the necessary consents the flat could be converted into a one bed.

### **LOCATION:**

Kensington Gardens Square is an impressive garden square, running south from Westbourne Grove with its many shops and restaurants, and just to the east Queensway with its many amenities and transport links and current extensive regeneration programme.

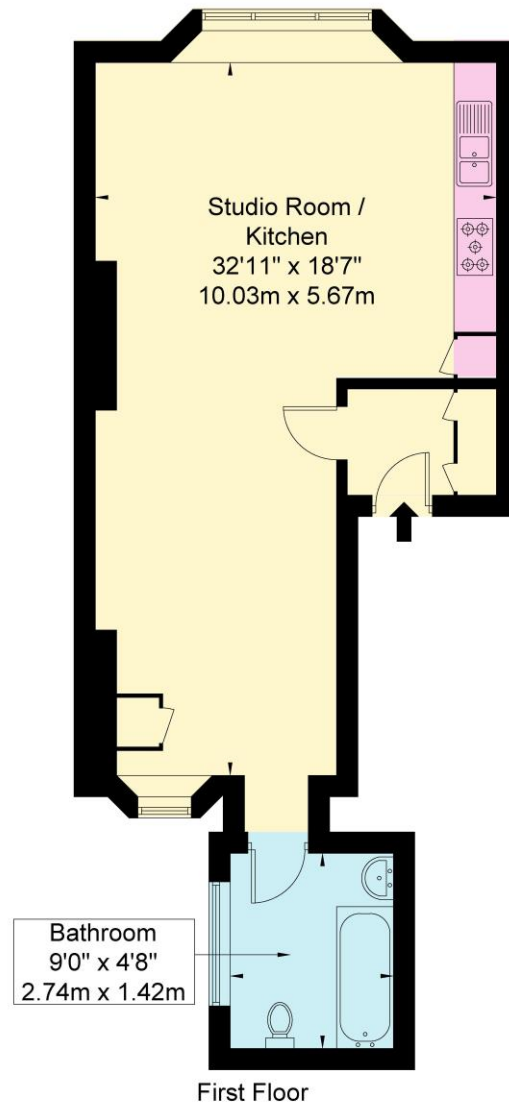
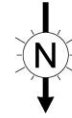
### **LOCAL AUTHORITY AND COUNCIL TAX BAND:**

City of Westminster (Band E)



# Kensington Gardens Square W2 4BH

Approx Gross Internal Area = 56.8 sq m / 611 sq ft



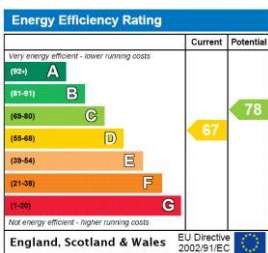
First Floor

Ref

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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