



**KENSINGTON PARK GARDENS, W11**  
**£895 PER WEEK (£3,878.33 PCM) UNFURNISHED**

**A BEAUTIFUL BRIGHT AND SPACIOUS ONE DOUBLE  
BEDROOM FLAT WITH DIRECT ACCESS TO COMMUNAL  
GARDENS.**

**Notting Hill Lettings | 0207 727 3227 | nottinghill@winkworth.co.uk 178**  
**Westbourne Grove, London, W11 2RH**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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### **SUMMARY:**

A beautiful, bright, and spacious one double bedroom flat on the raised ground floor of this period building. The flat comprises: large reception room with fantastic high ceilings, fireplace, lovely quiet double bedroom overlooking gardens, bathroom, separate cloakroom and fitted kitchen leading directly to the communal gardens. The flat benefits from being located on one of Notting Hills most prestigious streets and is available unfurnished and viewings highly recommended.

### **LOCATION:**

Kensington Park Gardens is a highly sought after, imposing, residential street running from Kensington Park Road to Ladbroke Grove, perfectly positioned a short walk from and between the boutiques, bars and restaurants of Westbourne Grove and the transport connections of Notting Hill Gate.

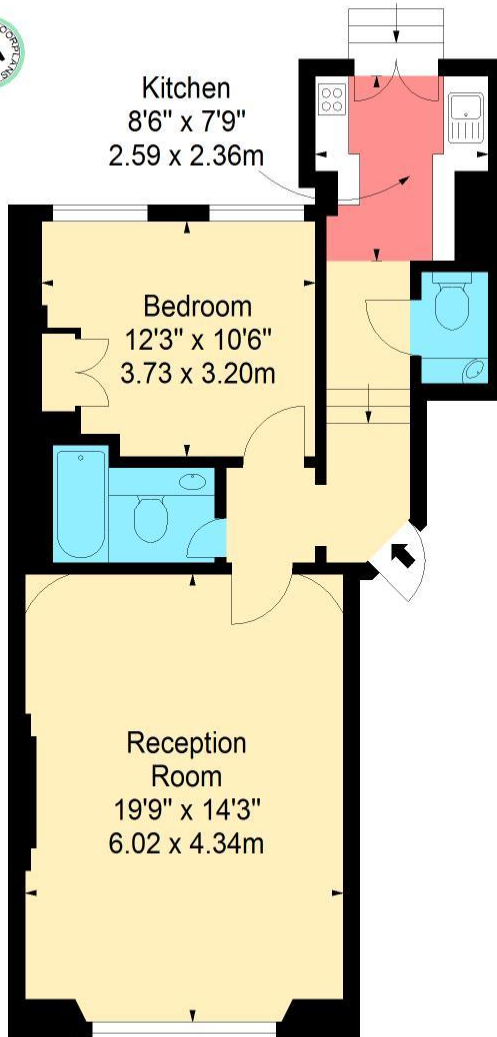


# KENSINGTON PARK GARDENS, W11

Approx. Gross Internal Area \*  
607 Ft<sup>2</sup> - 56.39 M<sup>2</sup>

Illustration For Identification Purposes Only. Not to Scale

\* As Defined by RICS - Code of Measuring Practice



GROUND FLOOR

**BKR**

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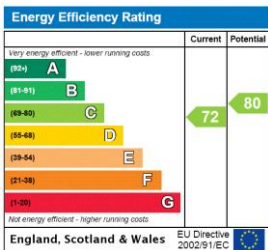
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £0.00**

**Holding Deposit:**

**Council Tax Band: F**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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