

KENSINGTON PARK ROAD

NOTTING HILL, W11

150 Years

JOHN D WOOD & CO.

London, Country & International Property

KENSINGTON PARK ROAD

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A beautifully presented 1,276 sq ft three double bedroom lateral apartment, set on the raised ground floor of this sought-after modern building on Kensington Park Road. Offering excellent proportions, three private balconies and secure off-street parking, the property combines generous lateral living space with an enviable Notting Hill location.

The impressive reception room is exceptionally spacious, with ample room for both dedicated seating and dining areas, wooden flooring throughout and direct access to a south-west facing balcony overlooking the gardens opposite. A separate kitchen provides a practical and well-defined cooking space.

The two principal bedrooms are both generous doubles with built-in wardrobes and direct access to balconies, while the third bedroom offers excellent flexibility. There are two bathrooms, including an en-suite, together with a separate cloakroom.

With three balconies in total, the property offers a rare amount of private outdoor space and excellent opportunities for entertaining. Further benefits include secure gated parking and no onward chain.

Kensington Park Road is a sought-after, tree-lined residential road in the heart of Notting Hill, ideally positioned moments from the boutiques, restaurants and cafés of Westbourne Grove, Portobello Road and Kensington Park Road. Notting Hill Gate provides excellent transport links across London, while Hyde Park and Holland Park are also within easy reach.











£1,650,000
Subject to Contract

Local Authority: Royal Borough of Kensington & Chelsea

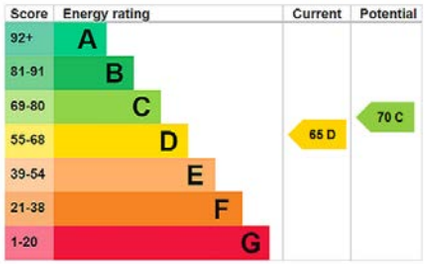
Council Tax Band: G

Tenure: Leasehold to 2968 (approx. 941 years remaining)

Service Charge: approx. £3,400 per annum

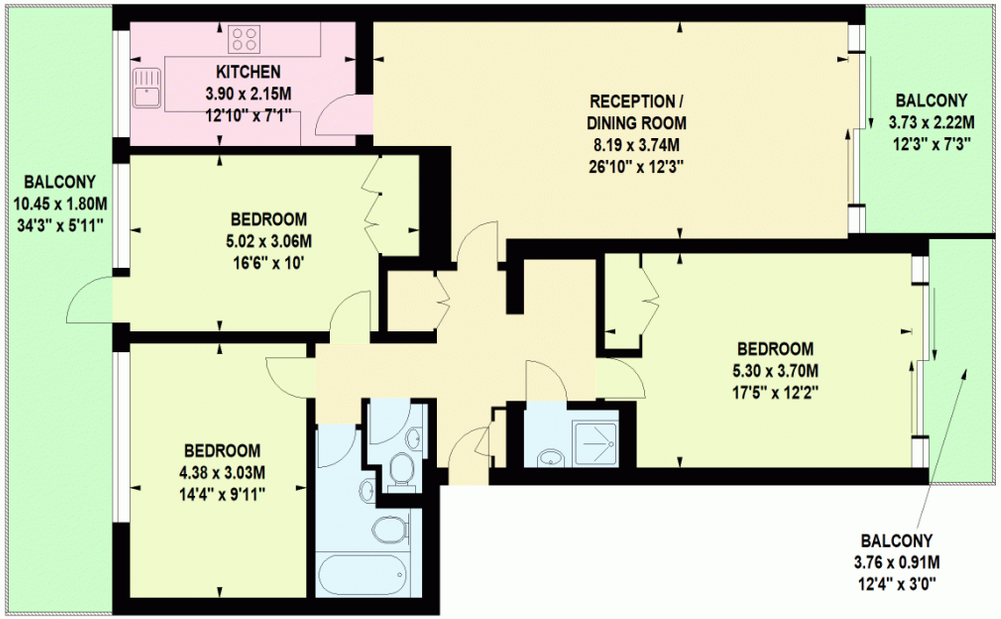
Reference: NHG260077

Approximate Gross Internal Area: 1200 sq. ft.



WATERFORD HOUSE, KENSINGTON PARK ROAD, W11

Approximate Gross Internal Area 111.5 sq m / 1200 sq ft



Raised Ground Floor

Floor Plan produced for John D Wood by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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