



A superb lower ground floor one bedroom flat in the heart of Kensington with access to a private communal garden.

**Airlie Gardens, London, W8**

£675,000 Share of Freehold

savills



Easy walking distance of excellent schools, shops, restaurants and transport links • Fantastic entertaining space • Forms part of a traditional period building • Beautifully refurbished throughout • Sought after location • One bedroom, one bathroom and additional cloakroom • Access to a private Communal Garden

#### Local Information

Airlie Gardens is located 0.4 miles from Notting Hill Gate and 0.6 miles from Kensington High Street with a wealth of excellent shops, restaurants and transport links (Central, District & Circle Lines). Holland Park itself is within 0.2 miles whilst Kensington Gardens is only 0.6 miles away.

#### About this property

This wonderful lower ground floor flat forms part of a traditional period building in the heart of Kensington and benefits from access to private communal garden.

The principal reception room offers great entertaining space with open plan kitchen, and good ceiling height. There is certainly a feeling of grandeur about this room.

Internally the property has retained a lot of its period character.

#### Tenure

Share of Freehold

#### Local Authority

RBKC

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior

arrangement through Savills Kensington Office.  
Telephone: +44 (0) 20 7535 3300.





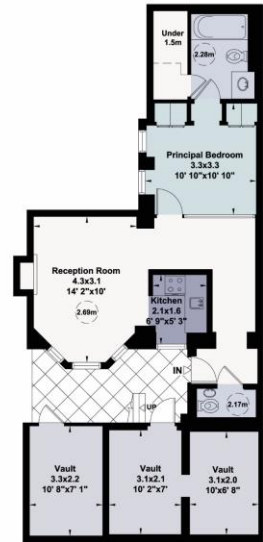


Airlie Gardens, London, W8  
Gross Internal Area 494 sq ft, 46 m²

Charlie Kennard  
Kensington  
+44 (0) 20 7535 3300  
charlie.kennard@savills.com

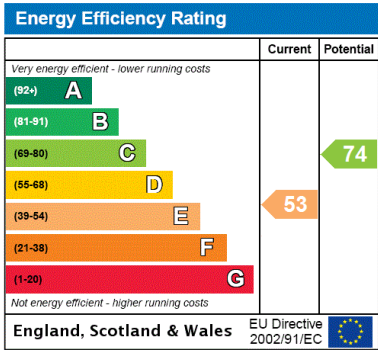
[onTheMarket.com](#) | [savills](#) | [savills.co.uk](#)

**Airlie Gardens, W8**  
Gross internal area (approx.)  
69 Sq m (745 Sq ft) Including Under 1.5m and Vaults  
46 Sq m (494 Sq ft) Excluding Under 1.5m and Vaults  
For identification only, Not to Scale  
capital.020 8871 7722



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200911HHTV

