



# WYNNSTAY GARDENS

LONDON W8



OCCUPYING ARGUABLY THE BEST POSITION WITHIN WYNNSTAY GARDENS, THIS IS A TOP FLOOR APARTMENT (WITH LIFT) AT THE SOUTHERN END OF THE PREFERRED REAR TERRACE AND THEREFORE HAVING A TRIPLE ASPECT WITH SUPERB NATURAL LIGHT AND FAR-REACHING VIEWS OVER THE SURROUNDING STREETS AND LONDON BEYOND.

Totalling approximately 171sqm (1,836sqft) there is a grand reception room with inter-connecting dining room that provides excellent space for both entertaining and relaxing, whilst the kitchen breakfast room is ideal for informal dining. Along the rear of the apartment is the principal bedroom with en suite bathroom and two guest double bedrooms which all have open views across London to the west. The further accommodation includes a guest bathroom, guest shower room, a study and a storage cupboard.

Dating back to 1883, Wynnstay Gardens is a Victorian red brick mansion building to the south of Kensington High Street, positioned on a private road with Gate Lodge and non-reserved off-street parking for the residents. Looked after by a team of porters, it is renowned for providing grand lateral living in a peaceful setting. One of London's most popular neighbourhoods, Kensington has a wealth of wonderful restaurants (such as the Michelin Starred KitchenW8, Launceston Place and The Kensington Ivy), a number of highly regarded schools (Thomas' Prep, Holland Park School), highly regarded shops (Wholefoods, Waitrose and Barkers Shopping Centre) and excellent transport links via the London Bus Routes and High Street Kensington Underground Station (District & Circle Lines). Furthermore, Wynnstay Gardens is between both Holland Park (0.2 miles) and Kensington Gardens (0.5 miles) with their beautiful open green spaces, woodland and sports facilities.







## ACCOMMODATION

Reception room | Dining room | Kitchen/breakfast room | Principal bedroom with en suite bathroom  
Two guest double bedrooms | Guest bathroom  
Guest shower room | Storage cupboard | Non-reserved off-street parking | Lift | Porter



Gross Internal Area (approx.)  
1,836 sq ft (171 sq m)



Fourth Floor



THE SERPENTINE

## TERMS

Guide Price: £3,400,000

Tenure: Leasehold for a term of 999 years from 29.09.1986 with a Share in the Company owning the Freehold

Service Charge: £9,919.72 for the year to 28th September 2022, including a contribution to the Reserve Fund

Ground Rent: Peppercorn

Local Authority: The Royal Borough of Kensington & Chelsea

EPC rating: D

Council Tax: Band H - £2,764 for the year 2021/22



Viewing: Strictly by appointment with Savills.

### Important notice

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