

# KENSINGTON GARDENS W8

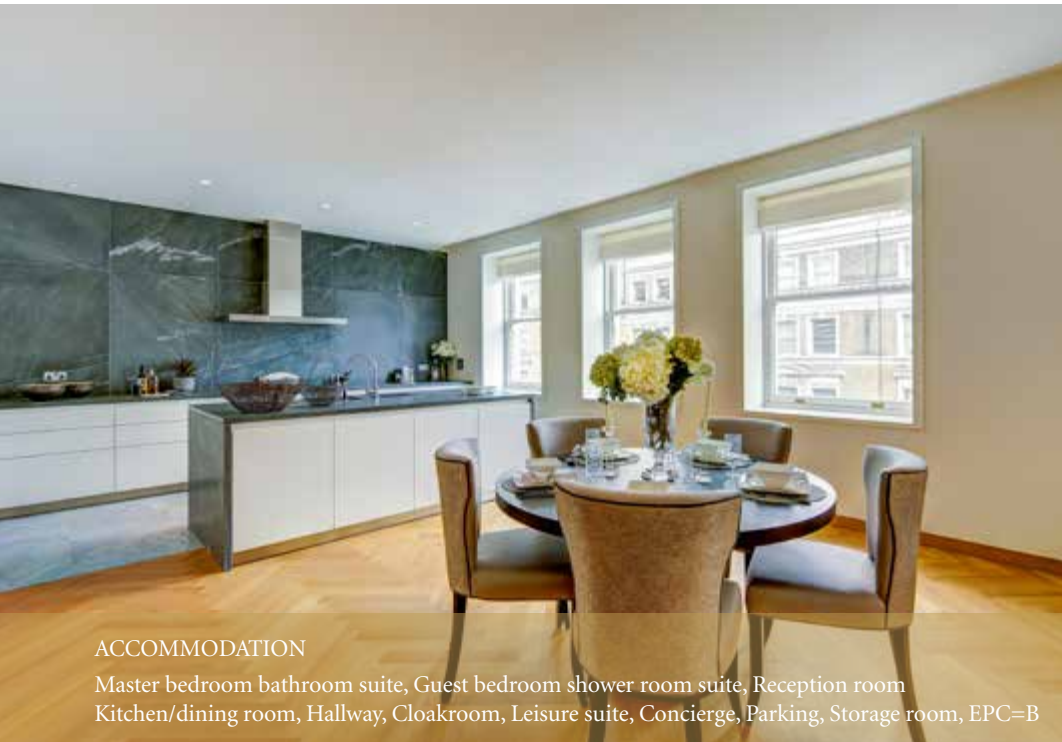


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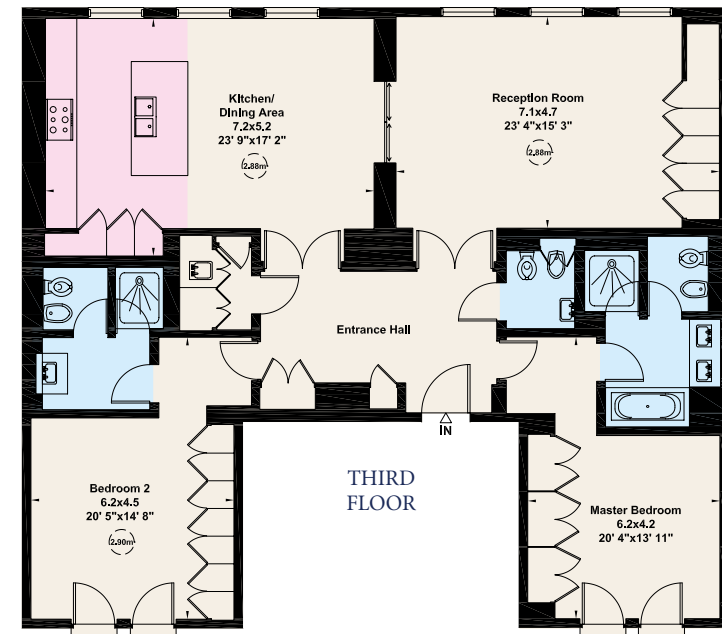
THIS IS A *SUPERB EAST / WEST FACING* AIR-CONDITIONED APARTMENT ON THE THIRD FLOOR WITH VIEWS ONTO *DE VERE GARDENS*.

Totalling approximately 171 sq m (1,844 sq ft) the accommodation includes a fabulous reception room with hardwood flooring, an open plan fully fitted Bulthaup kitchen, a master bedroom with built-in wardrobes and an en suite bath and shower room, a guest bedroom with en suite shower room, an entrance hall and cloakroom.

One Kensington Gardens is a state of the art new development located opposite Kensington Palace Gardens and running along the top of De Vere Gardens. It provides a wealth of facilities including a fantastic 24 hr concierge service, secure designated underground parking, indoor swimming pool, gym, spa, treatment rooms, meeting rooms and an underground storage unit.



GROSS INTERNAL AREA (APPROX.)  
 173 SQ M (1,866 SQ FT)



Tenure: Leasehold, 999 years from 01/01/14 | Service Charge: For 2017, approximate general service charge £18,121 and approximate car park service charge £1,200 | Ground Rent: Peppercorn  
 Local Authority: Royal Borough of Kensington and Chelsea | Price: £5,500,000, subject to contract

Viewing: Strictly by appointment with Savills.



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