

WYNNSTAY GARDENS

LONDON W8

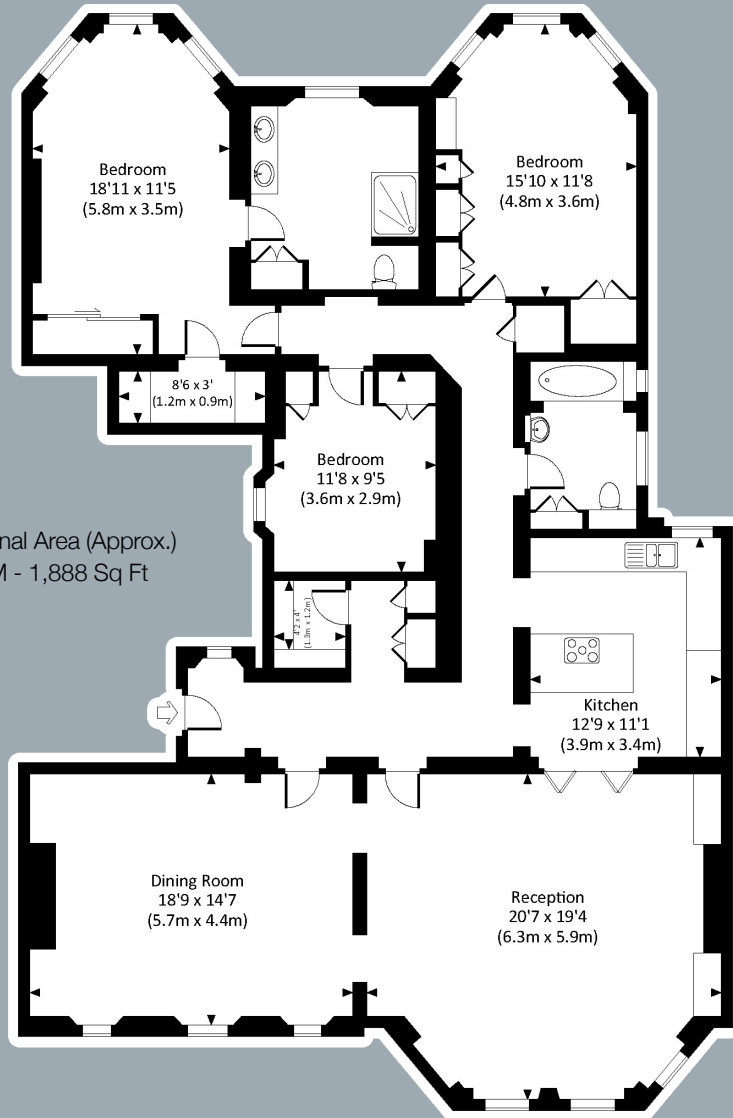
Positioned in the centre of the preferred rear terrace, this is a third floor (with lift), three double bedroom apartment with excellent natural light and views to the front and rear. The layout differs from most of its neighbouring apartments, particularly with the creation of a wonderful L-shaped flow to the living space from the kitchen into the dining room and through to the formal reception room, and also with its fabulous main bedroom suite with large shower room and walk-in wardrobe. Refurbished in 2014, the property remains in a good condition throughout and further features are the hardwood flooring, superb ceiling heights and period cornicing.

Wynnstay Gardens is a beautiful red brick period mansion building dating back to 1883. Consisting of two terraces either side of its private road, it is looked after by a team of porters and also provides non-reserved off-street parking for the residents. It is located just to the south of Kensington High Street close to a number of excellent shops, restaurants (such as Wholefoods and the Michelin Starred KitchenW8) and transport links (District & Circle Line at High Street Kensington Underground Station) along with a number of well-regarded schools (Holland Park School, Thomas' Prep and Lycee Francais) and the open spaces of both Kensington Gardens and Holland Park.



Guide Price £3,450,000
Tenure Leasehold for an original term of 999 years from 29th September 1996 with a Share in the Company owning the Freehold
Service Charge Approximately £10,000 for the year to 28th September 2021, including a contribution to the Reserve Fund
Ground Rent Peppercorn
Local Authority The Royal Borough of Kensington & Chelsea

Gross Internal Area (Approx.)
 175.4 Sq M - 1,888 Sq Ft



Third Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Accommodation and Amenities

- ◆ Reception room
- ◆ Dining room
- ◆ Kitchen
- ◆ Main bedroom with en suite shower room and walk-in wardrobe
- ◆ Two further double bedrooms
- ◆ Family bathroom
- ◆ Guest cloakroom
- ◆ Utility cupboard
- ◆ Porter service
- ◆ Lift
- ◆ Non-reserved off-street parking



NB: photographs from June 2016

Viewing: Strictly By Appointment with Savills and Knight Frank.

Important notice

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