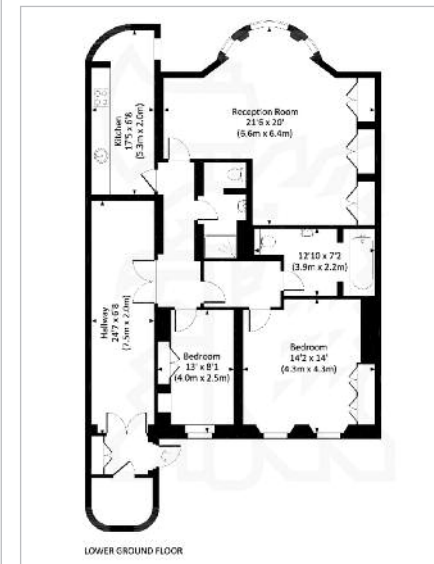


## London W11

### Flat 10A and Storage Bunker, Kensington Park Gardens, Notting Hill W11 3HD

- A Well Located Long Leasehold Lower Ground Floor Flat
- GIA Approximately 118 sq m (1,270 sq ft)
- Together with a Storage Bunker
- Access to Large Private Communal Gardens to the rear
- Possible potential for Reconfiguration subject to obtaining all necessary consents
- Situated on one of Notting Hill's Most Prestigious Streets

## Vacant Possession



### Joint Auctioneer

Jackson Stops and Staff  
(Ref: Sebastian Anduze).  
Tel: 0207 727 5111.  
Email: sebastiananduze@jackson-stops.com

### Seller's Solicitor

Messrs Payne Hicks Beach (Ref: AJT/AXY).  
Tel: 0207 465 4300.  
Email: atugwell@phb.co.uk

### VACANT – Long Leasehold Flat



### Tenure

Long Leasehold. Flat 10A and the storage bunker are each held on a long lease for a term of 950 years from 24th June 1964 (thus having approximately 898 years unexpired) each at a current ground rent of £150 per annum for the remainder of the term.

### Location

The property is located on the south side of Kensington Park Gardens, which runs between Kensington Park Road and Ladbroke Grove, and on one of Notting Hill's finest streets. Shopping facilities are available in Notting Hill and London's West End to the east, and in both Kensington and Knightsbridge to the south and south-west respectively. Notting Hill Underground Station (Central, Circle and District Lines) is within walking distance to the south. Local shops and amenities are within easy reach. The popular and vibrant Portobello Road Market is to the north. Local bus routes run along Pembridge Villas. The western end of Hyde Park is to the south-east. The A40 is to the north and affords access to both the M40 and M25 motorways.

### Description

The property comprises a self-contained lower ground floor flat situated within an attractive end of terrace stucco fronted building arranged over lower ground, ground and three upper floors. There is a shared access via the side of the property to a private communal gardens to the rear. The property includes a separate built storage area to the front.

### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom, Shower Room with WC, Large Hallway, Storage Room  
Externally, there is storage bunker to the front of the property; this has not been included in the floor plan and square footage.

**GIA Approximately 118 sq m (1,270 sq ft)**

### Planning

Local Planning Authority: Royal Borough of Kensington and Chelsea.  
Tel: 0207 361 3012.

### To View

The property will be open for viewing every Tuesday before the Auction between 12.45 – 1.15 p.m. and Thursday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.