



BERKELEY GARDENS KENSINGTON W8

With its own front door, this is an excellent two bedroom raised ground floor flat situated on a charming residential address, moments from the vast array of amenities to be found on Kensington Church Street and Notting Hill Gate.

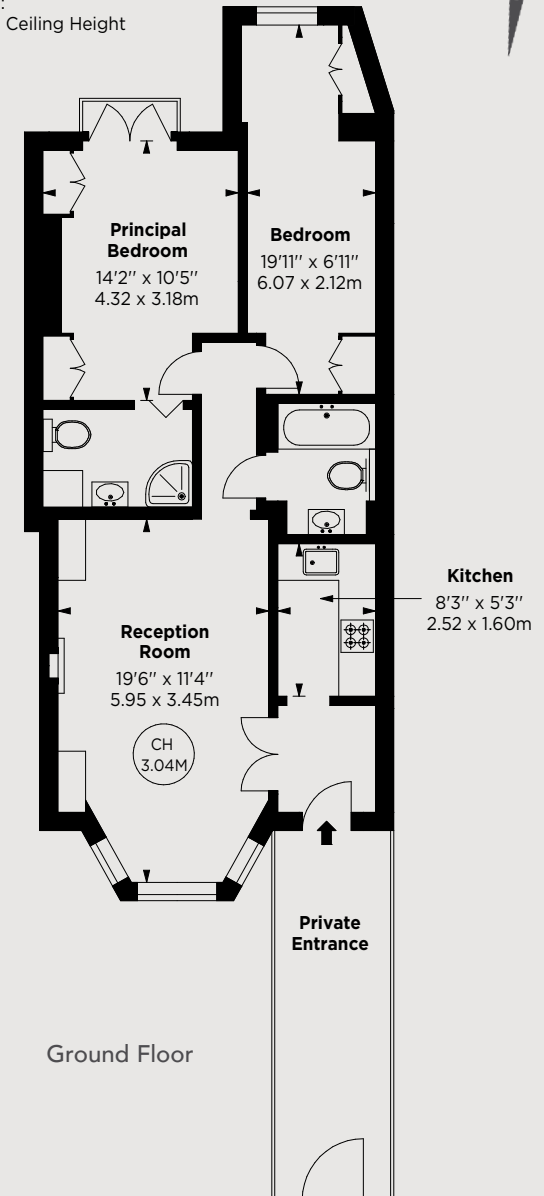
Set back from the street, 6 Berkeley Gardens is a handsome white stucco fronted building. Accessed through its own front door, there is an entrance hall leading through to a charming open plan sitting room with ample space for a dining table in the attractive bay window. This room offers wonderful proportions with a ceiling height of over 3m and the room benefits from good natural light. Adjacent is a well formed and fully fitted kitchen. Towards the rear of the flat is a good master bedroom with French Doors opening towards the rear, built in storage and en-suite shower room. The second bedroom also offers built in storage. The flat is completed by a second bathroom which also serves as a guest cloakroom.

Berkeley Gardens is a sought after residential address within immediate reach of the shops, bars and restaurants on offer in both Kensington and Notting Hill. Notting Hill Gate underground station (Central, Circle and District Lines) is 0.3 miles away and High Street Kensington underground station (District and Circle Lines) is 0.5 miles away.



Gross Floor Area
697 sq ft / 64.75 sq m

Key :
CH - Ceiling Height



MASKELLS 

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	<80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TERMS

Price: £1,250,000 subject to contract
Tenure: Share of Freehold
Service Charge: £432.21 per quarter
Ground Rent: Peppercorn