

AIRLIE GARDENS

KENSINGTON, W8



Flooded with natural light and spread elegantly across two floors this exceptional three bedroom, three bathroom apartment sits within a magnificent period building and enjoys sweeping views over beautifully maintained communal gardens and offers convenient lift access to the third floor.

Immaculately designed with both style and practicality in mind, the apartment offers a seamless blend of modern living and classic charm. The inviting reception room, with its semi-open plan kitchen, creates the perfect space for entertaining while large garden-facing windows frame picturesque greenery.

Two generously sized double bedrooms, including one with an en-suite, are complemented by a luxurious principal suite occupying the upper floor—complete with two private balconies and a sumptuous en-suite bathroom. An additional guest bathroom and clever built-in storage further enhance the home's appeal.

Finished with sleek wooden floors and benefiting from lift access, this apartment is as functional as it is beautiful. Perfectly positioned on the peaceful yet prestigious Airlie Gardens, residents are just a short stroll from the vibrant amenities of Notting Hill Gate and High Street Kensington.

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- Elegant split-level apartment within a period building
 - Incredible views of London's skyline
 - Communal Garden
 - Prime location close to the amenities of Notting Hill
 - Lift to third floor



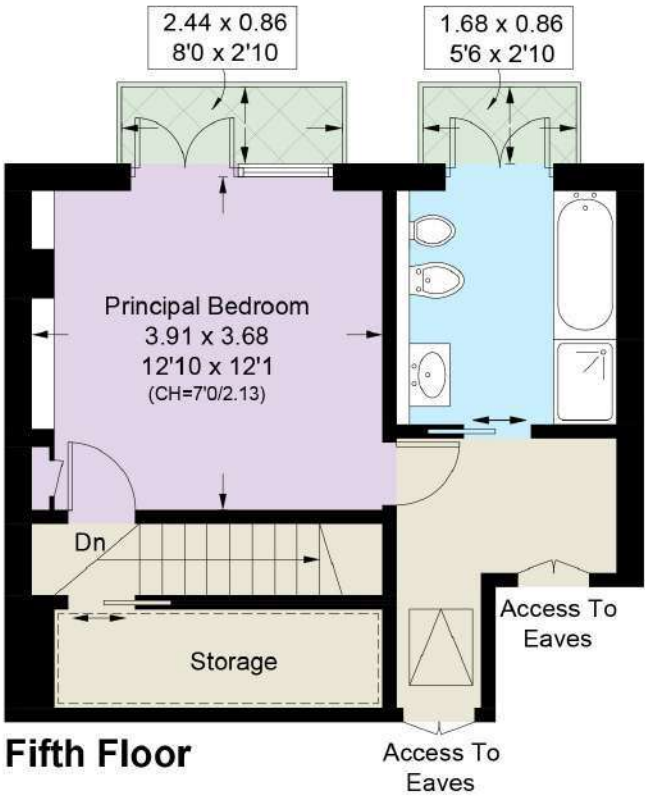












 = Reduced head height below 1.5m

APPROXIMATE AREA
1,309 Sq Ft/ 121.6 Sq M
Including Limited Use Area 72 Sq Ft/ 6.7 Sq M



AIRLIE GARDENS

ASKING PRICE

£2,500,000

LEASEHOLD

Approx 215 years remaining,
from 1978 to 2193

Service Charge

£5,670.48 Per Annum (Includes contribution to
reserve funds £859)

Ground Rent

£50 Per Annum

LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

G

EPC RATING

D



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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide.
We have not carried out a detailed survey or tested the services, appliances or specific fittings.
Measurements are approximate.