



WYNNSTAY GARDENS, KENSINGTON, W8
£3,950,000

Carter Jonas

WYNNSTAY GARDENS, W8

A magnificent top floor (third floor with lift) four bedroom, three bathroom flat presented in immaculate order with a modern kitchen and bath/shower rooms. Thanks to the unobstructed views and period features the principal reception rooms east-facing and offer plenty of natural light. EPC rating: D

Wynnstay Gardens is a well run portered residential building running just south of Kensington High Street on Allen Street. It is ideally positioned for access to a rich and diverse variety of shop, restaurants and other amenities as well as the green spaces of Holland Park and Kensington Gardens.

Double reception room, fully fitted eat-in kitchen, 3 double bedrooms, single bedroom, 2 shower rooms (1 en-suite), family bathroom, cloakroom. Lift. Portage.

n.b. some photos have been virtually staged using CGIs for presentation and marketing purposes.

Leasehold and Share of Freehold
Service charge: £10,500 per annum (2025)
Ground rent: tbc

Royal Borough of Kensington & Chelsea
Council tax band: H

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE Share of Freehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND D

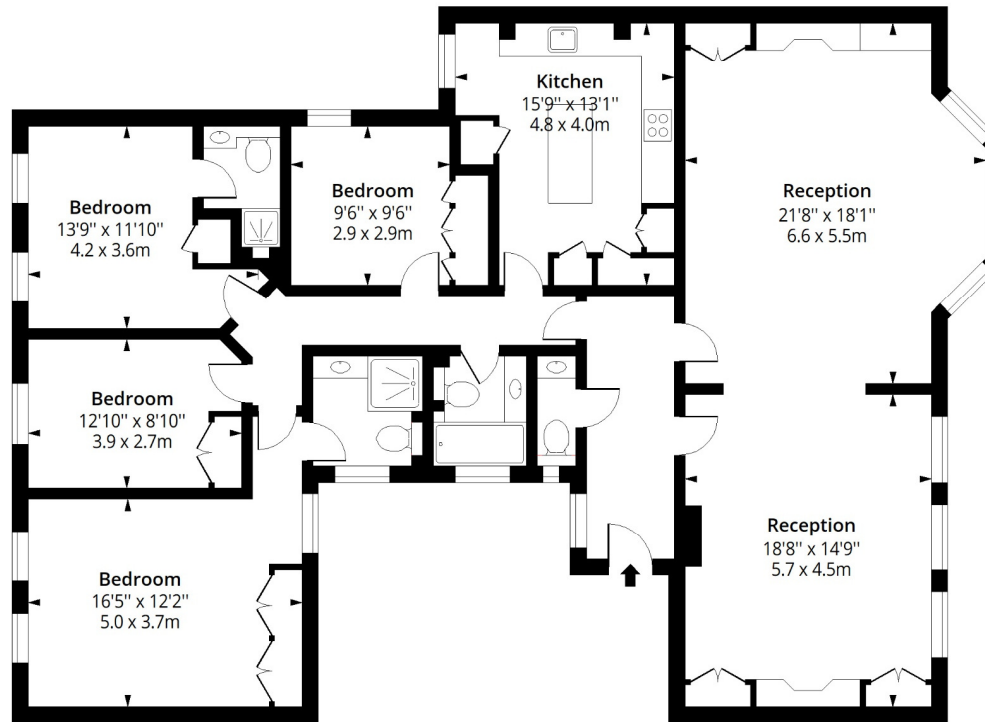
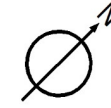


Classification L2 - Business Data



Wynnstay Gardens, W8

Approx. Gross Internal Area 1789 Sq Ft - 166.20 Sq M



Third Floor

Floor Area 1789 Sq Ft - 166.20 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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