



Wycombe Square, Kensington, W8

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& PARKER**

BNP PARIBAS GROUP



## Wycombe Square, Kensington, W8

An outstanding two-bedroom, two bathroom, ground floor apartment located in an impressive building in this highly prestigious development.

The well-balanced accommodation is in excellent decorative order and comprises a generous reception room with an abundance of natural light and space to entertain, a separate, modern kitchen fully equipped with smart appliances and breakfast bar. The principal bedroom has ample storage and an elegant en suite bathroom, and there is a double bedroom with fitted storage and modern guest bathroom. The property is completed further with a secure, underground car parking space, air cooling, underfloor heating, and concierge service.

Wycombe Square is an exclusive gated development with a beautiful communal garden square located on the corner of Campden Hill Road and Aubrey Walk in a quiet residential area of Kensington. Both Notting Hill Gate (District, Circle & Central Lines) and Kensington High Street (District & Circle Lines) are within easy reach, as is Holland Park and Kensington Palace Gardens.

Reception room | Kitchen | Principal bedroom  
En suite bathroom | Guest bathroom  
EPC Rating C



### Terms

**Tenure:** Leasehold 999 years from 1 January 2003

**Service Charge:** For the period 01/01/2024 to 30/06/2024 £6,606.11

**Reserve Fund:** For the period 01/01/2024 to 30/06/2024 £1,128.41

**Ground Rent:** £1,557.98

**Council Tax:** Band G

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £1,875,000

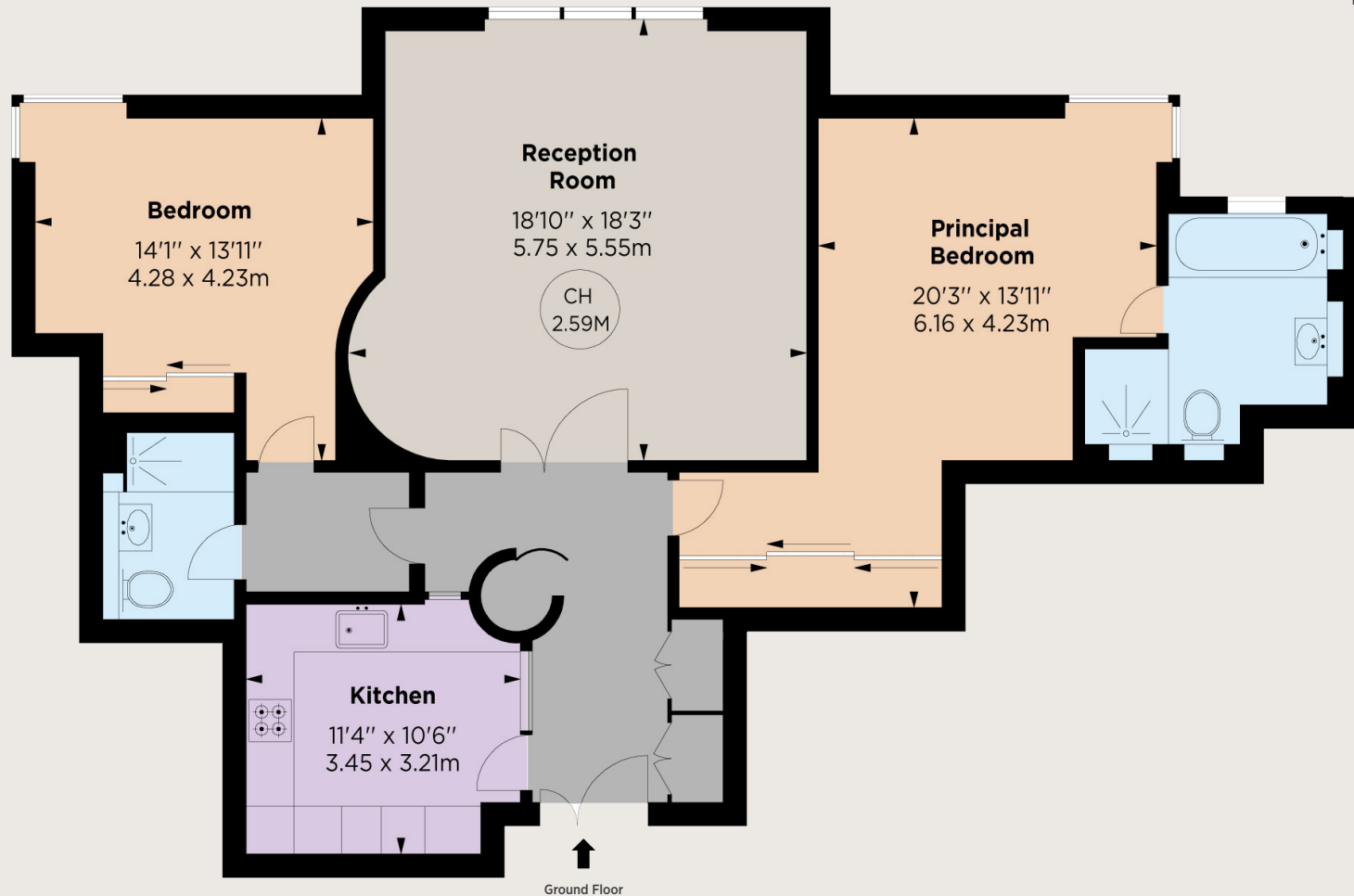






CGI Furniture Added

Approximate gross internal area 1,173 sq ft (108.97 sq m)  
For identification purposes only.



## Kensington

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