



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  D

Kelfield Gardens, Ladbroke Grove, London, W10

Asking Price £730,000



This spacious three-bedroom Victorian beaming with natural light, is situated on the first-floor flat offering approximately 883 sq ft, with its own private entrance, a separate reception room, dining room, kitchen and bathroom. Period features include high ceilings and an ornate fireplace.

The property offers scope to modernise, with demised loft space providing potential to extend, subject to the necessary consents. Offered chain-free with a share of freehold and an underlying 990-year lease.

Situated on Kelfield Gardens, close to Kensington Memorial Park, Portobello Road and Golborne Road, with transport links from Latimer Road and Ladbroke Grove stations.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

KEY FEATURES

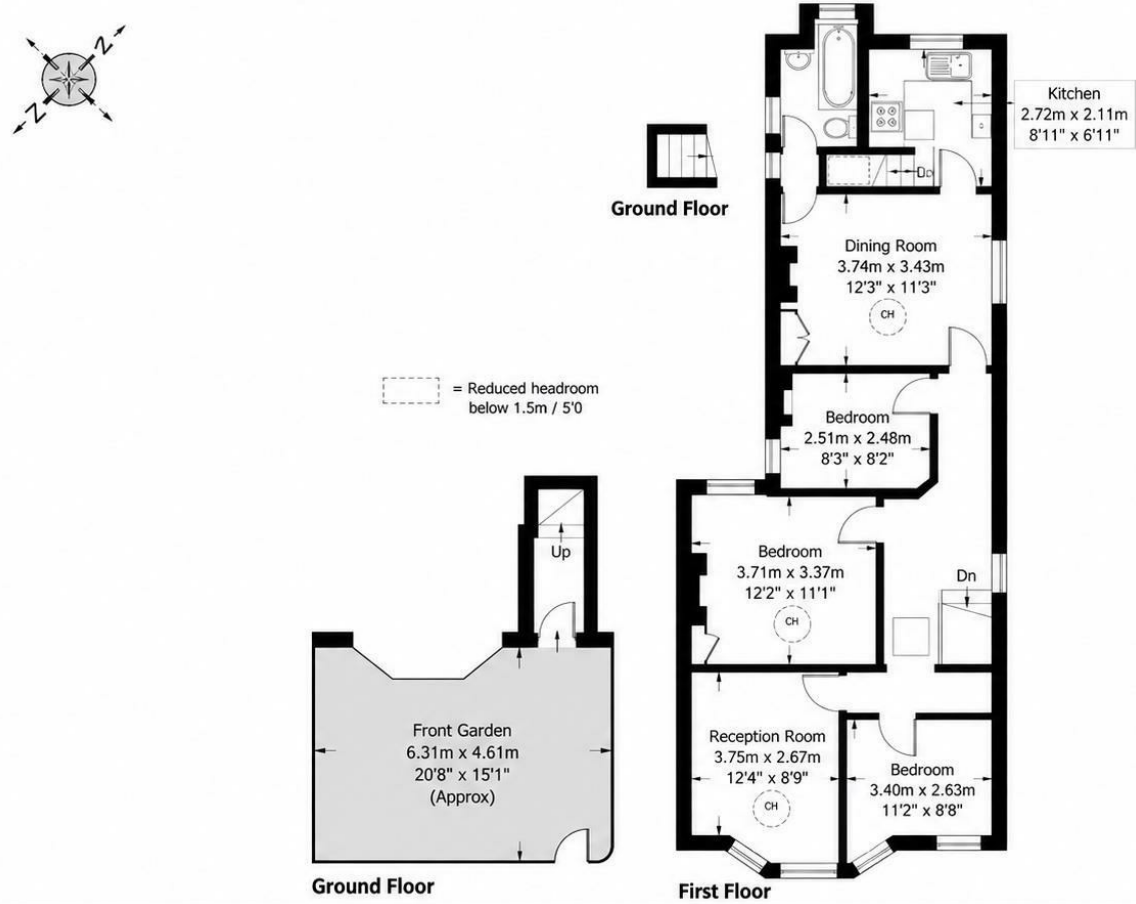
- Three-bedroom Victorian first-floor flat
- Approximately 883 sq ft of accommodation
 - Private ground-floor entrance
- Separate reception room and dining room
- Period features, including high ceilings and an ornate fireplace
 - Demised loft space with potential to extend, subject to consent
- Sold chain-free



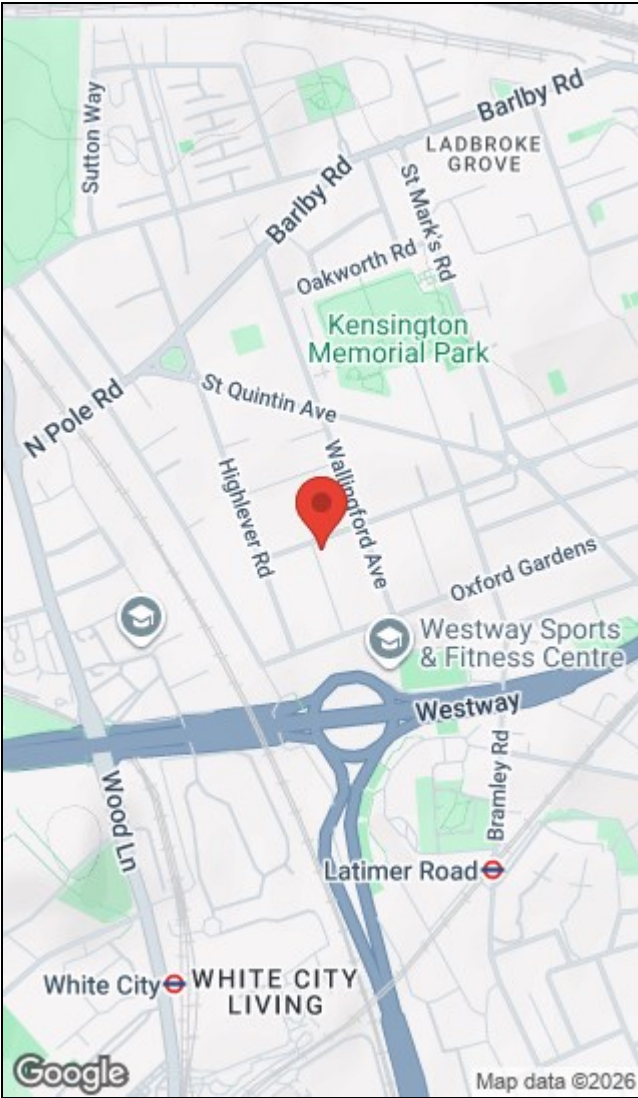


Kelfield Gardens, W10

Approximate Gross Internal Area = 883 sq ft / 82.0 sq m



For layout guidance only. Measurements and stated area are approximate and reproduced from the supplied plan. Not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.