



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. Portorage.

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

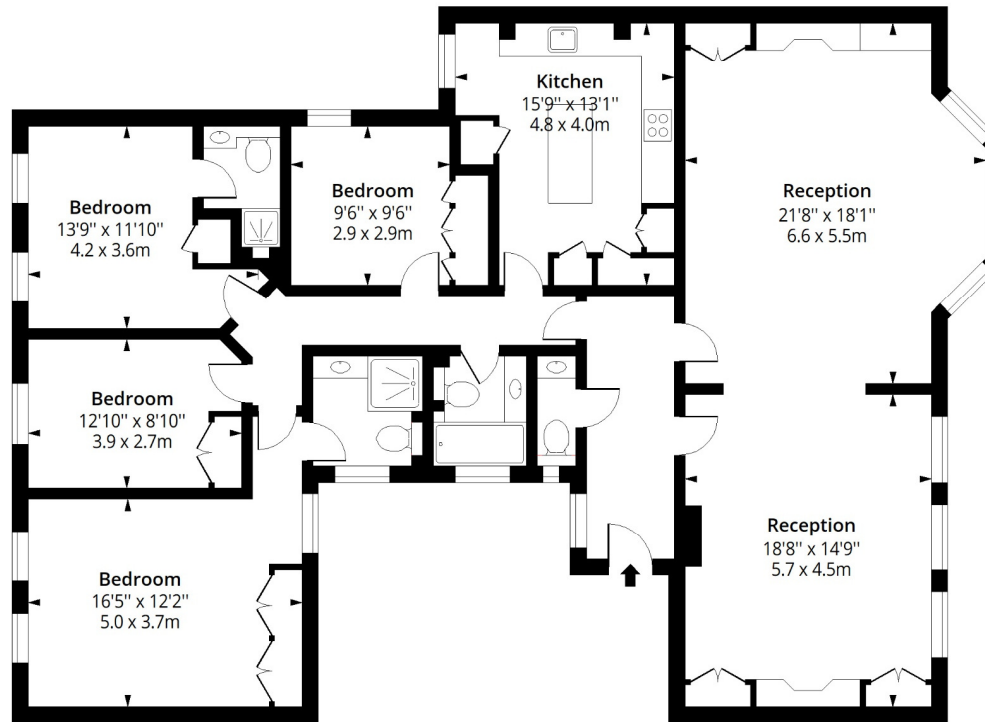
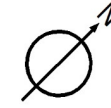


Classification L2 - Business Data



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

Date: 15/4/2025

Kensington & Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.