



CAMPDEN HILL SQUARE | LONDON W8



## CAMPDEN HILL SQUARE | LONDON W8

### A WIDE SIX BEDROOM FAMILY HOUSE IN THE HIGHLY REGARDED CAMPDEN HILL SQUARE

The house is situated on the favoured southern side of the square and enjoys commanding views to the north as well as having a large south facing garden. It is set well back from the road and particularly wide, being 7.9m (25ft 10in). The house has undergone a complete programme of refurbishment to a high specification and offers an excellent balance of living and entertaining space on the ground and lower ground floors, with a terrace overlooking the south-facing garden. The lower ground floor also benefits from staff accommodation and utility areas.



On the upper floors are six generous sized family bedrooms and four bathrooms. In addition the house has been extended into the roof space to provide a great attic playroom.

#### LOCATION

Campden Hill Square is located on Campden Hill, adjacent to Holland Park, with easy access to all the amenities that Kensington, Holland Park and Notting Hill Gate have to offer. Transport is excellent, with tube links direct to the City and London's West End (Central, Circle & District Lines) via High Street Kensington, Notting Hill and Holland Park Avenue stations.



#### ACCOMMODATION & AMENITIES

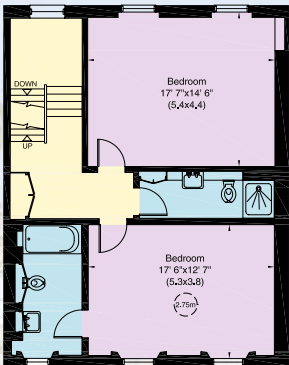
- Master bedroom suite
- Five further family bedrooms
- Five bathrooms
- Five reception rooms
- Kitchen/breakfast room
- Two guest cloakrooms
- Terrace
- Garden

#### TERMS

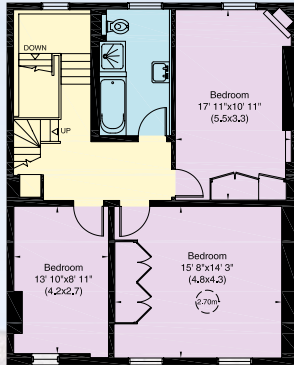
Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

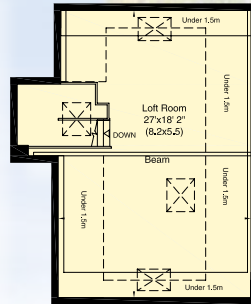
Viewing: By appointment with Knight Frank



Second Floor

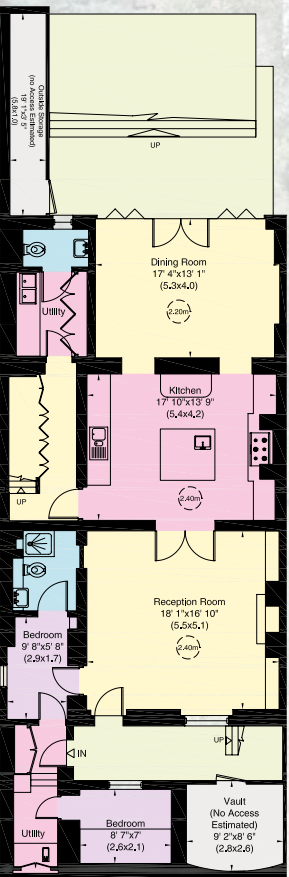


Third Floor

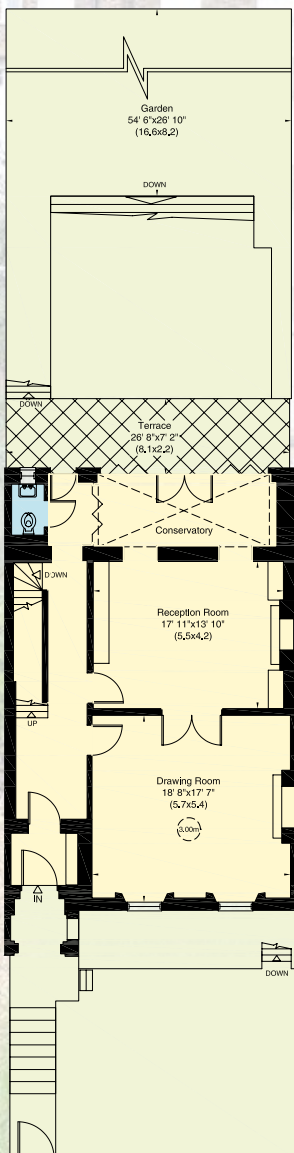


Fourth Floor

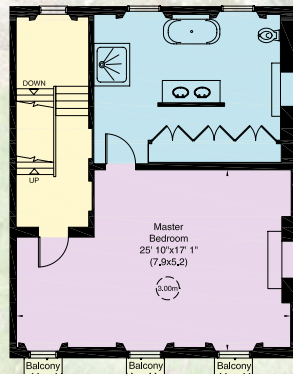
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		73
39-54	E	57	
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Lower Ground Floor



Ground Floor



First Floor

GROSS INTERNAL AREA (APPROX.)  
 502 SQ M - 5,408 SQ FT  
 INCLUDING UNDER 1.5M, VAULT AND  
 OUTSIDE STORAGE  
 468 SQ M - 5,037 SQ FT  
 EXCLUDING UNDER 1.5M, VAULT AND  
 OUTSIDE STORAGE

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated January 2017. Photographs dated January 2017.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Brochure by **capital group** 020 8671 5448

Kensington  
 020 7938 4311  
 KnightFrank.co.uk