



Duchess of Bedfords Walk  
Kensington, W8

CHESTERTONS









An elegant First-Floor Three-Bedroom apartment set in a sought after portered block moment from Holland Park. With allocated off street parking.

This exceptional three-bedroom apartment, situated on the first floor of a well-maintained purpose-built block, offers a harmonious blend of contemporary sophistication and comfort. Bathed in natural light, the residence provides a tranquil and refined living environment.

The building benefits from a lift and the services of a dedicated porter/caretaker, ensuring both convenience and security for residents. Designed with both functionality and aesthetic appeal in mind, the apartment offers a well-appointed layout that enhances the overall living experience.

Ideally located in close proximity to the picturesque Holland Park, residents can enjoy its beautiful green spaces and serene atmosphere. The property also benefits from excellent transport links, with nearby underground stations and bus routes providing easy access to the rest of London.

- Three bedrooms
- Separate kitchen
- Allocated off street parking
- Lift
- porter
- excellent natural light

Asking Price £2,500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		86
69-80 C	81	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 129 years 9 months

**Service Charge:** £15310 per annum (Includes sinking fund contribution of £5264)

**Ground Rent:** £0

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** H

**Chestertons Kensington Sales**

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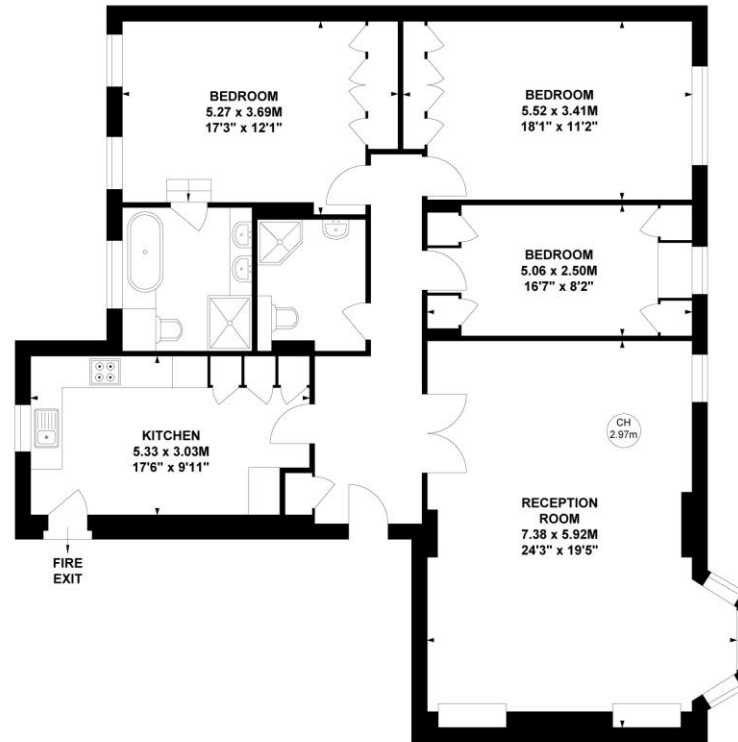
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## Duchess of Bedford House, W8

Approximate gross internal area

130.44 sq m / 1404 sq ft

Key :  
CH - Ceiling Height



### First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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