



Kensington High Street
Kensington, W8

CHESTERTONS





An increasingly rare opportunity to acquire a substantial four-bedroom lateral apartment within one of Kensington's most prestigious period buildings, Melbury Court.

Located on the second floor with lift access and 24-hour concierge, this apartment extends across generous proportions and offers tremendous potential for a buyer to modernise to their own specification.

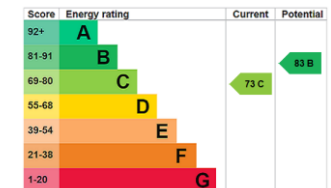
Currently unmodernised, the property provides a double reception/dining room, family room, spacious kitchen, four bedrooms (one en-suite), dressing room, and guest WC. With high ceilings, large windows, and an excellent lateral layout, it is a blank canvas for refurbishment.

Crucially, the apartment is offered with a short lease of approximately 35 years, making it significantly more cost-effective compared with long lease equivalents. A shorter lease not only reduces the headline purchase price but also lowers Stamp Duty Land Tax (SDLT) exposure, offering a smart entry point into one of Kensington's most desirable addresses. Future lease extension remains an option for buyers wishing to add long-term value.

Set behind a gated entrance, residents benefit from on-site security, private parking (first-come, first-served), and proximity to Holland Park, Kensington High Street, and excellent transport links.

- Prime Kensington address
- Spacious lateral layout
- Unmodernised throughout
- Short lease benefit
- Lower SDLT exposure
- Value-add potential

Asking Price £2,500,000



Tenure: Leasehold 34 years remaining

Service Charge: £25,748.86 p.a

Ground Rent: £485 p.a

Local Authority: Kensington and Chelsea

Council Tax Band: H

Chestertons Kensington Sales

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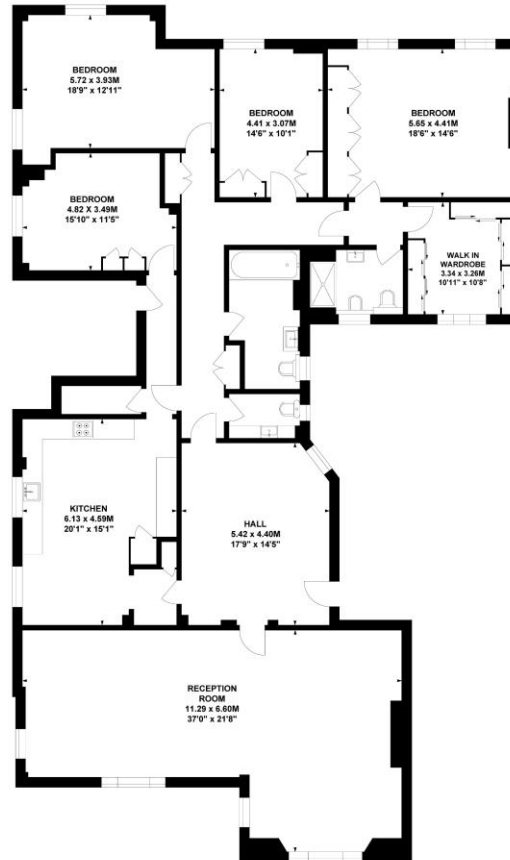
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Melbury Court, W8

Approximate gross internal area

247.07 sq m / 2659 sq ft

Key :
CH - Ceiling Height



Second 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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