



Duchess of Bedford House
Kensington, W8





A beautifully presented three-bedroom lateral apartment set within one of Kensington's most prestigious 1930s mansion blocks, complete with porter and lift.

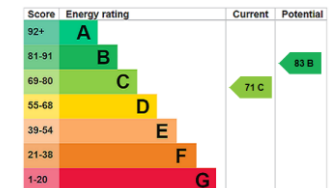
Positioned on the first floor, the property benefits from high ceilings, superb natural light from dual east-west aspects, and generous entertaining space. The elegant double reception room is ideal for both formal dining and relaxed living, complemented by a well-appointed kitchen. The accommodation further comprises a spacious principal bedroom suite, two additional double bedrooms, and a large family bathroom. Ample storage throughout enhances the practicality of the layout.

Unlike many comparable properties, this apartment is offered with a short lease (expiring March 2064), making it significantly more cost-effective than long-lease equivalents. A shorter lease lowers the initial purchase price and importantly reduces Stamp Duty Land Tax (SDLT) exposure, offering savvy buyers a more efficient entry point into the Kensington market. Future lease extension opportunities remain available, creating an appealing balance of lifestyle and investment value.

Situated only moments from Holland Park and Kensington High Street, residents enjoy immediate access to world-class green space, boutique shopping, fine dining, and excellent transport connections.

- Prestigious mansion block
- Beautifully presented interior
- Dual aspect light
- Short lease advantage
- Lower SDLT exposure
- Prime Kensington location

Asking Price £1,800,000



Tenure: Leasehold 38 years remaining

Service Charge: £14,374 p.a

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: H

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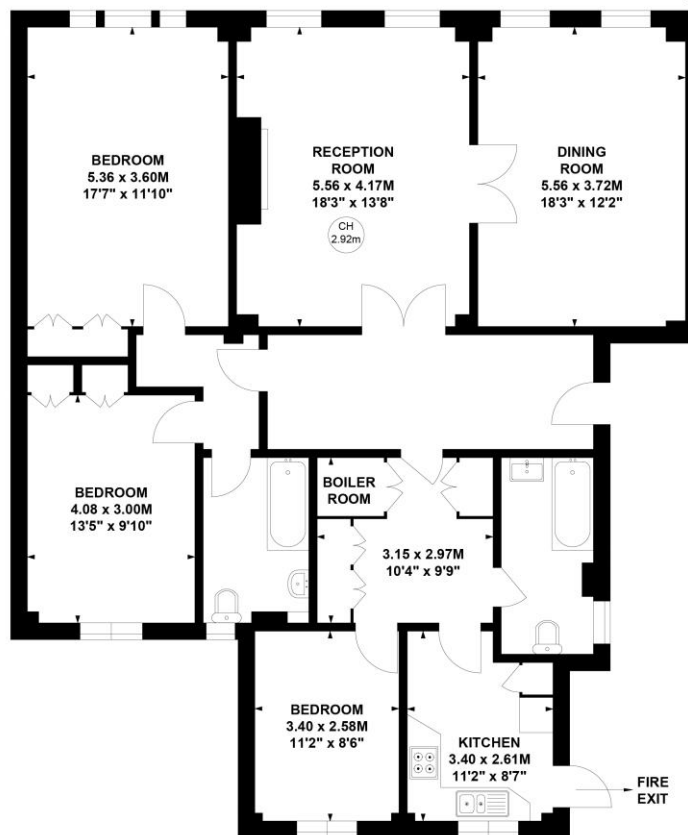
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Approximate gross internal area

136.40 sq m / 1468 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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