



**CAMPDEN HILL ROAD LONDON W8**  
*£15,000 PER MONTH AVAILABLE NOW*



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Campden Hill Road London W8

£15,000 Per Month  
Furnished

 **3 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Principal Bedroom Suite, - Three Bedrooms, - Study, - Family Bathroom, - En Suite, - Double Reception Room, - Kitchen, - 24/7 Porter, - Lift

## Council Tax

Council Tax Band G

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

# { AN OUTSTANDING FOUR BEDROOM APARTMENT

## The Property

This beautifully presented, very high specification and stunningly designed apartment situated in one of Kensington's most prestigious residential mansion blocks boasting three bedrooms, double reception room, kitchen designed by Poggen Pohl with Meile appliances, two bathrooms, 24/7 porter service, Super-Fast Full Fibre Broadband, bike/buggies store and lift. The flat further benefits from built in storage, and wood floors and communal ornamental gardens. Heating and hot water is included in the service charge.

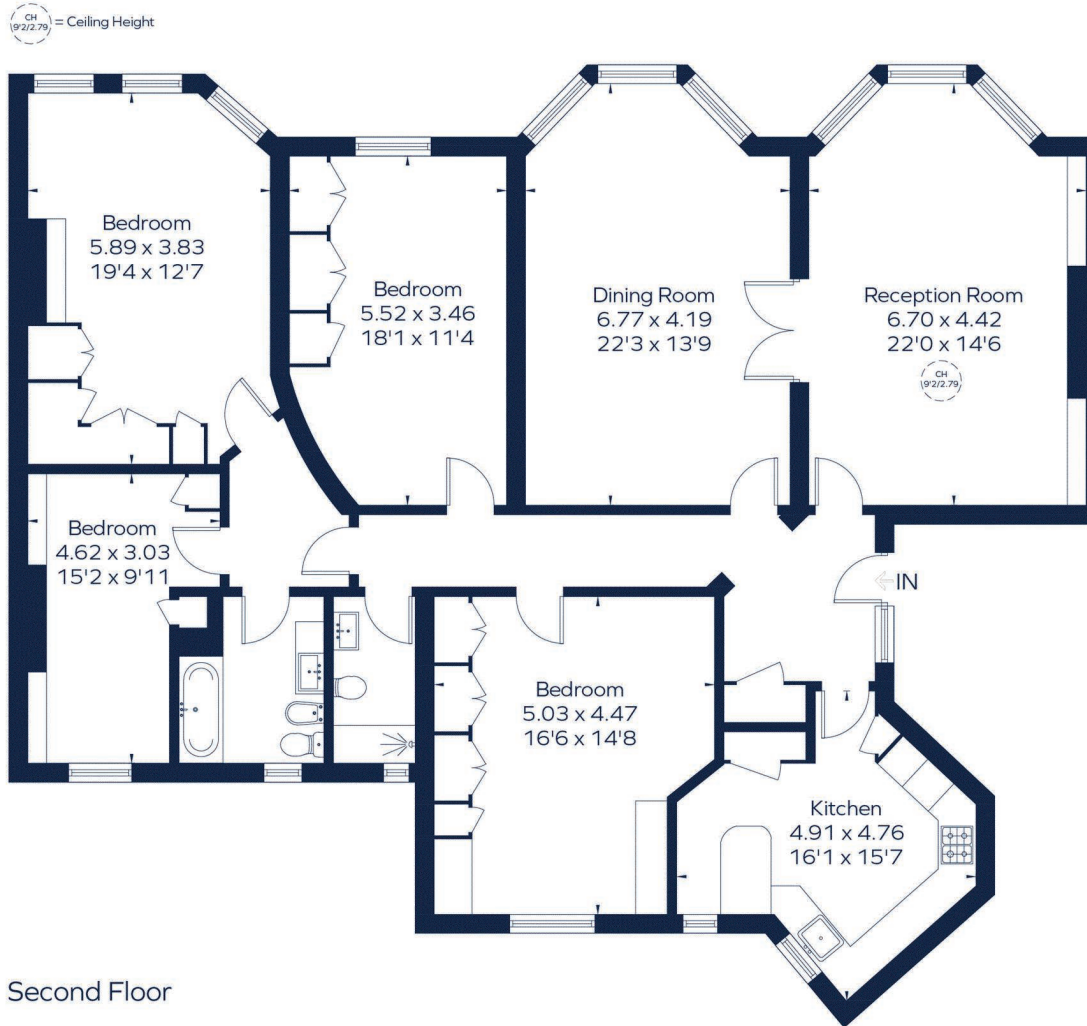
## Location

Campden Hill Court is a grand building that has just completed extensive internal renovations to the common areas. Situated on the corner of Campden Hill Road, Holland Street and Observatory Gardens which is moments from Kensington High Street and Notting Hill Gate. The wide open green spaces of Kensington Palace Gardens & Holland Park are a short walk away.



# CAMPDEN HILL COURT, CAMPDEN HILL ROAD

Approximate Gross Internal Area  
 Second floor = 2032 sq. ft. (188.7 sq. m.)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 ID 1094610

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		68	79
<small>EU Energy Efficiency Directive (2002/91/EC)</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

