



# Elegant 2-Bed Apartment with Lift & Porter close by to Kensington Gardens/Hyde Park

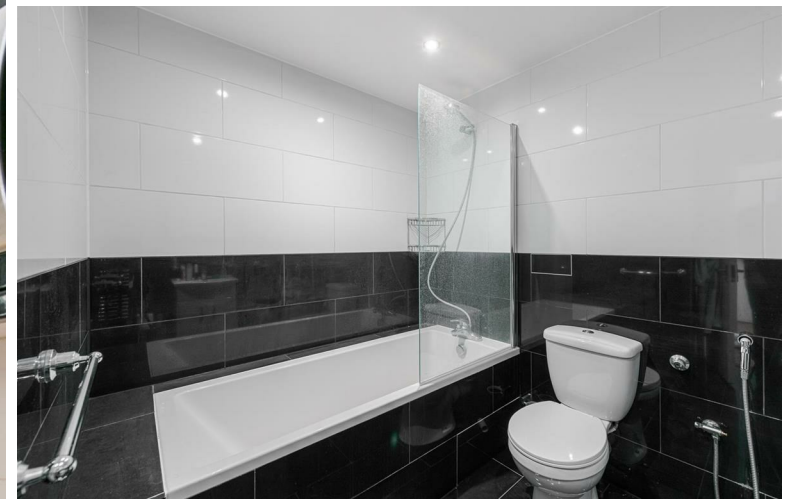
A well presented and generously proportioned two-bedroom, two-bathroom apartment spanning approximately 823 sq ft (76 sq m), set on the first floor of an exclusive and well-maintained modern purpose-built development in the heart of Kensington. The property is situated within a discreet residential block benefitting from a passenger lift, a dedicated day porter and the rare advantage of secure underground parking – offering both convenience and peace of mind in this Prime Central London location.

Internally, the apartment offers a thoughtful and well-balanced layout, with spacious living and dining areas, a separate fully equipped kitchen, two double bedrooms, and two modern bathrooms, one of which is en suite. The interiors are designed for contemporary comfort, combining clean architectural lines with timeless finishes, and benefit from excellent natural light throughout.

Ideally located just a five-minute stroll from the open green expanses of Kensington Gardens & Hyde Park and a mere two-minute walk to High Street Kensington underground station, the apartment enjoys immediate access to world-class transport links, shopping, dining, and cultural attractions. This is a superb opportunity to acquire a refined London residence offering style, security, and a prestigious address in one of the capital's most desirable neighbourhoods.







## ACCOMMODATION

Two bedrooms : Two bathrooms : Spacious Reception Room: Separate Kitchen : Entrance Hall : Designated Underground Parking Space : Lift : Porter

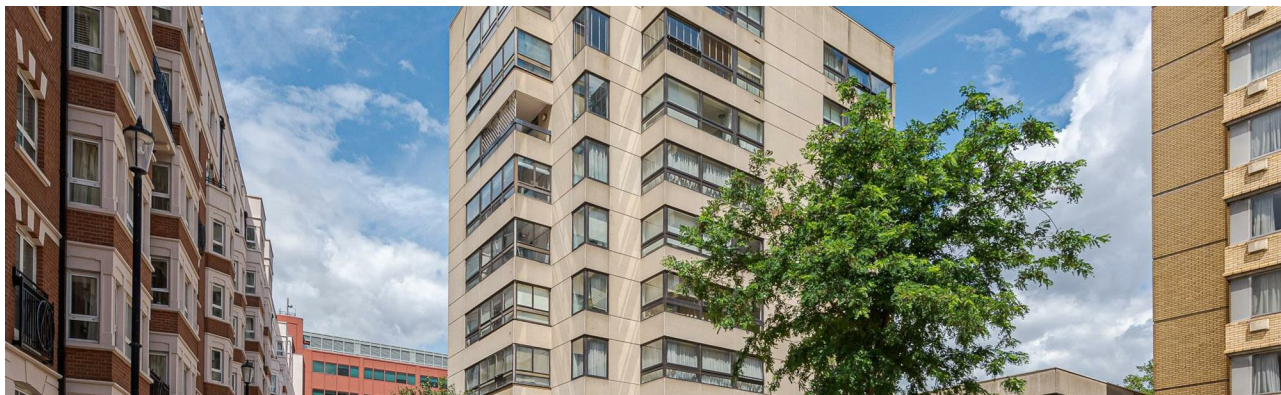
## LOCATION

William Cobbett House is an attractive and well-maintained modern purpose-built residential block situated at 1 Scarsdale Place (W8 5SY), discreetly tucked away just south of the vibrant Kensington High Street. This exclusive address offers residents the perfect balance of privacy and convenience, nestled within a quiet enclave yet mere moments from the dynamic energy of one of London's most prestigious thoroughfares.

The building enjoys a superb central location, only a short stroll from the boutiques, restaurants, and amenities of Kensington High Street, while also being within easy walking distance of the expansive green spaces and tranquil beauty of Hyde Park. Residents benefit from exceptional transport links, with High Street Kensington underground station located just a couple of minutes away, providing swift access to the Circle and District lines and facilitating effortless travel across Central London.







**Designated Secure Underground Parking Space**



**Property Type: Purpose built block**

**Construction Materials: Brick**

### Utilities

**Heating: Gas mains**

**Sewerage: Mains supply**

**Electricity: Mains**

**Water: Mains supply**

**Broadband: Please check Ofcom broadband checker**

**Mobile Signal Coverage: Please check Ofcom broadband checker**

**Parking Arrangements: Street Parking Permit Required in addition to Designated Secure Underground Parking Space**

### Terms

**Price: £1,195,000**

**Tenure: Leasehold - Share of Freehold**

**Length of lease term: 83 years remaining**

**Council Name RBKC**

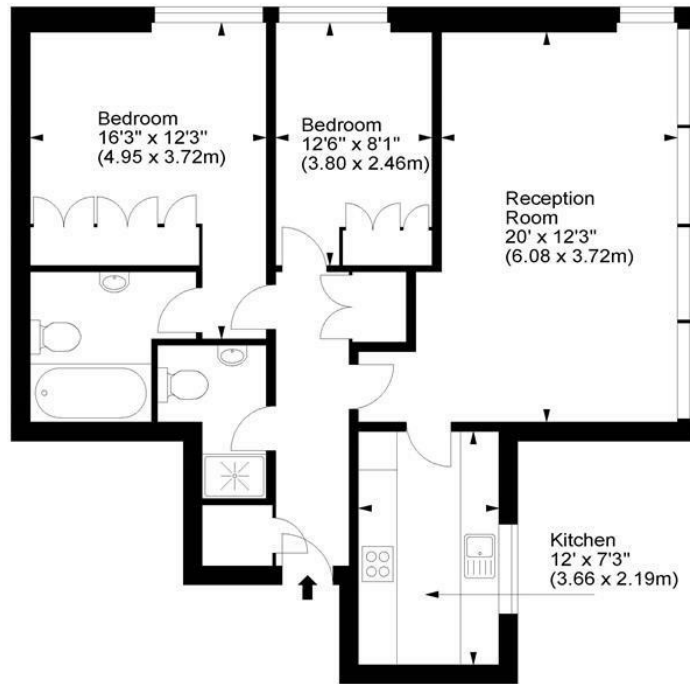
**Council Tax Band: G**

**Annual Service Charge: £5823.44**

**Ground rent: £0**

### William Cobbett House, W8

Approx. Gross Internal Area  
823 Sq Ft - 76.46 Sq M



First Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### FEATURES

- Spacious 2 bedroom & 2 bathroom Apartment
- Day-porter
- Lift access
- Modern purpose-built building
- First Floor
- 5 minute walk to Hyde Park
- 2 minute walk to nearest tube station
- Located next to High Street Kensington
- Underground Parking Facility Available



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