



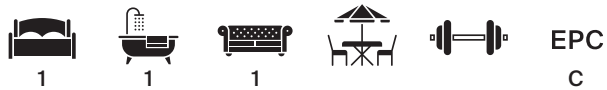
Academy Gardens, Kensington W8



Academy Gardens Kensington W8

Set within the stunning Academy Gardens development, this studio apartment is finished to a good standard and benefits from its own private patio garden. This apartment would make an ideal second home, Peid a Terre or investment. The exclusive Academy Gardens provides a swimming pool, gym, 24 hour security/concierge, lift and underground parking.

•Please note, we have been unable to confirm the ground rent review period or date of the next review. You should ensure you make your own inquiries.



Guide price: £1,500,000

Tenure: Leasehold: approximately 975 years remaining

Service charge: £10,500 per annum, reviewed every year, next review due 2025

Ground rent: £350 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F

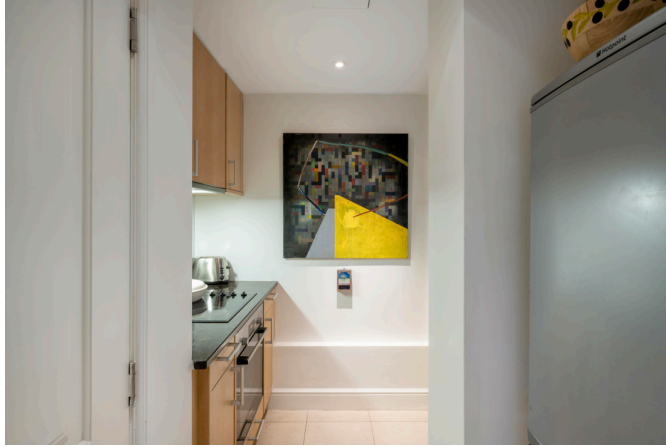




Location

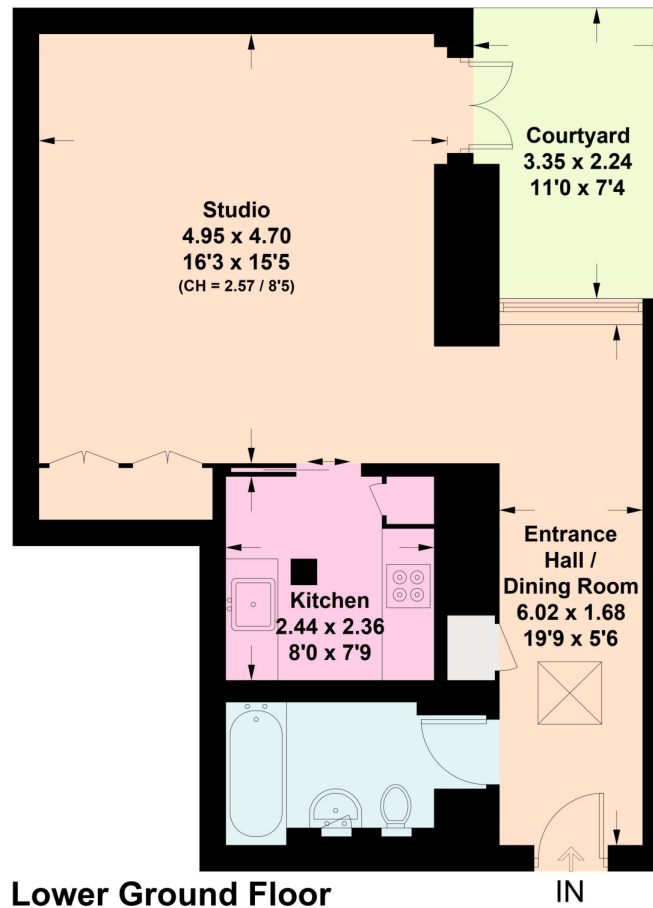
Academy Gardens is situated on Duchess of Bedford Walk, a quiet street located in between Holland Park and Kensington Gardens, south of Notting Hill Gate and north of Kensington High Street. Excellent transport links include, Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.





Academy Gardens, W8

Approximate Floor Area = 49.7 sq m / 535 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Kensington

52-56 Kensington Church Street

W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Robert French

020 3892 3576

robert.french@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.