



Hamilton House, Vicarage Gate W8

---



# Hamilton House, Vicarage Gate W8

---

This well proportioned apartment occupies a prime position within Hamilton House, set on the fourth floor and with beautiful views over the gardens and towards Kensington Place. Accommodation is well presented and modernised, there are four bedrooms, two bathrooms, modern fitted kitchen and a double reception room with private balcony.

Hamilton House is located on Vicarage Gate, which is situated just off Kensington Church Street in a quiet cul-de-sac close to the open spaces of Kensington Gardens and the amenities of Kensington High Street (Circle & District Lines).



**Guide price:** £2,200,000

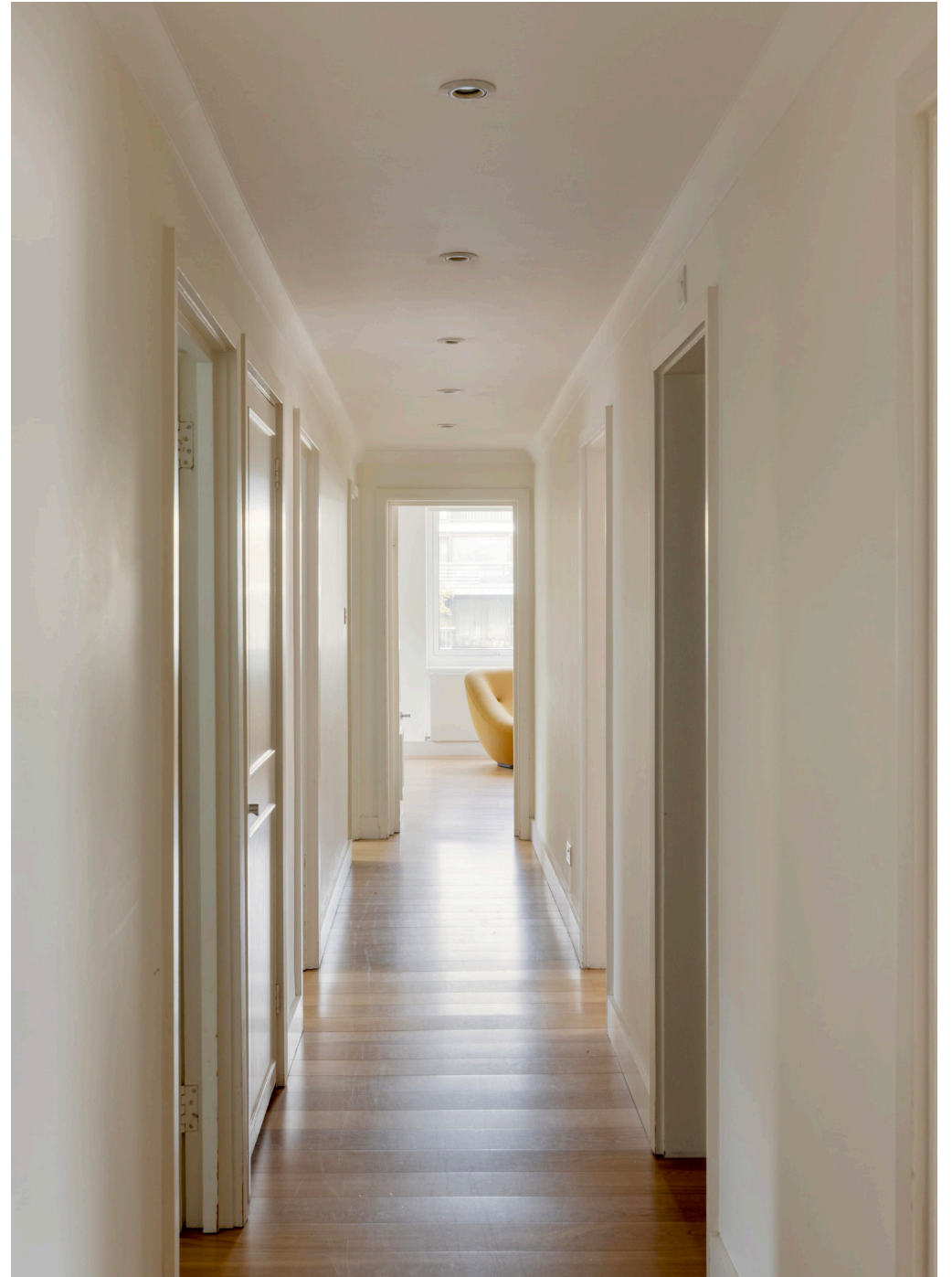
**Tenure:** Leasehold: approximately 969 years remaining

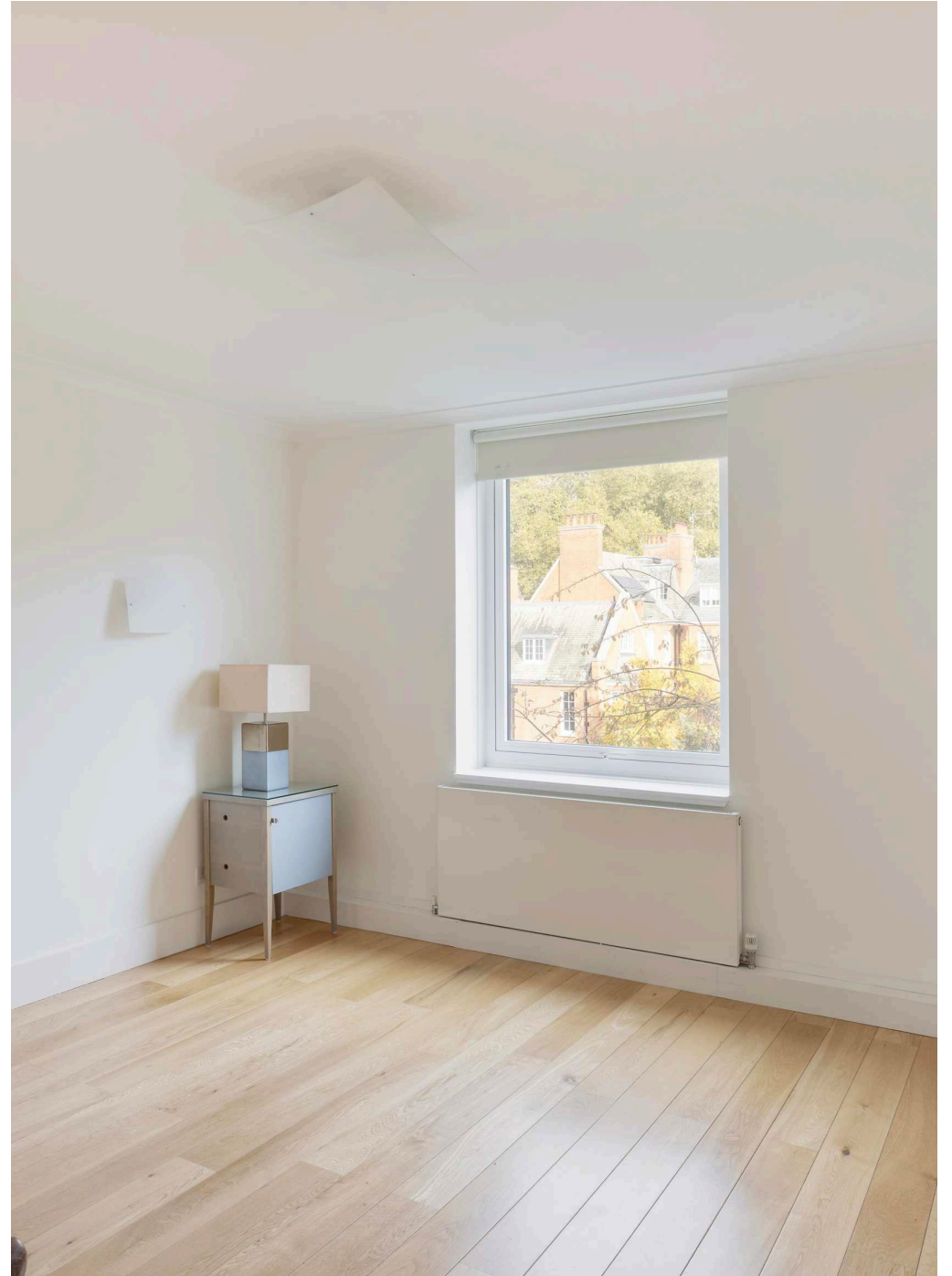
**Service charge:** £7,500 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G











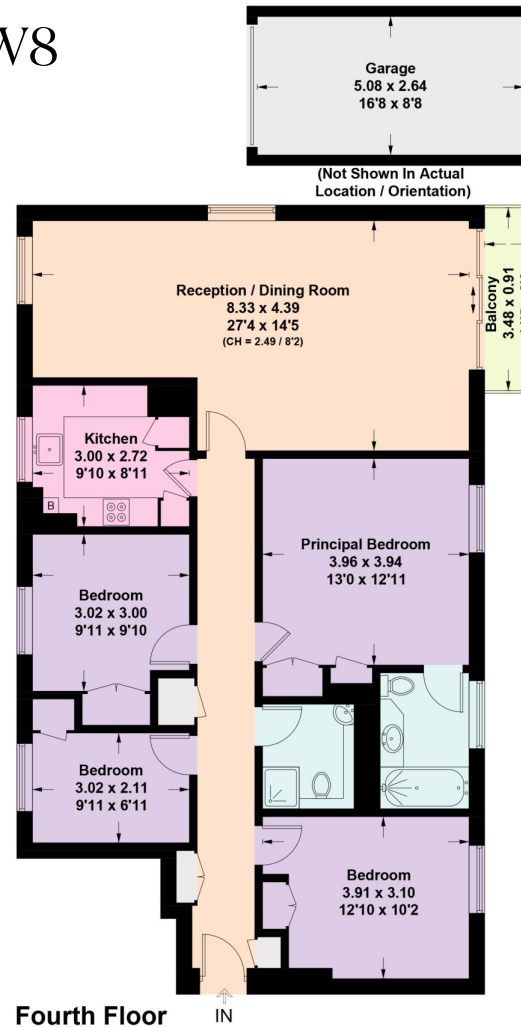


# Hamilton House, Vicarage Gate W8



## Approximate Gross Internal Floor Area 129.4 sq m / 1392 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)

We would be delighted to tell you more

Robert French

020 3892 3576

[robert.french@knightfrank.com](mailto: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 January 2025. Photographs and videos dated January 2025.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.