



ACADEMY GARDENS

KENSINGTON W8



An impressive three-bedroom lateral apartment in one of London's most sought-after developments

Academy Gardens is a prestigious gated development, with landscaped gardens, superb 24hr concierge/security, valet parking, residents' swimming pool and gymnasium.

This outstanding three-bedroom apartment is located on the first floor of the southern elevation, occupying approximately 2,696 sq ft, with double aspect views over the beautiful gardens.

The apartment has an impressive reception room, separate kitchen/breakfast room, principal bedroom suite with dressing room and an en-suite bathroom, and there are two further en-suite bedrooms.

The property has fantastic light throughout and an abundance of storage. The property comes with one secure allocated underground parking space.

24hr Concierge

Gym

Swimming pool

Landscaped gardens

Security

Secure underground parking











Academy Gardens, with its own gated entrance, 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.





Price
OIEO £7,000,000

Tenure
Share of freehold,
974 years remaining

Service Charge
£51,642 per annum,
reviewed yearly with next
review January 2026

Local Authority
London Borough of
Kensington & Chelsea

Council Tax
Band H

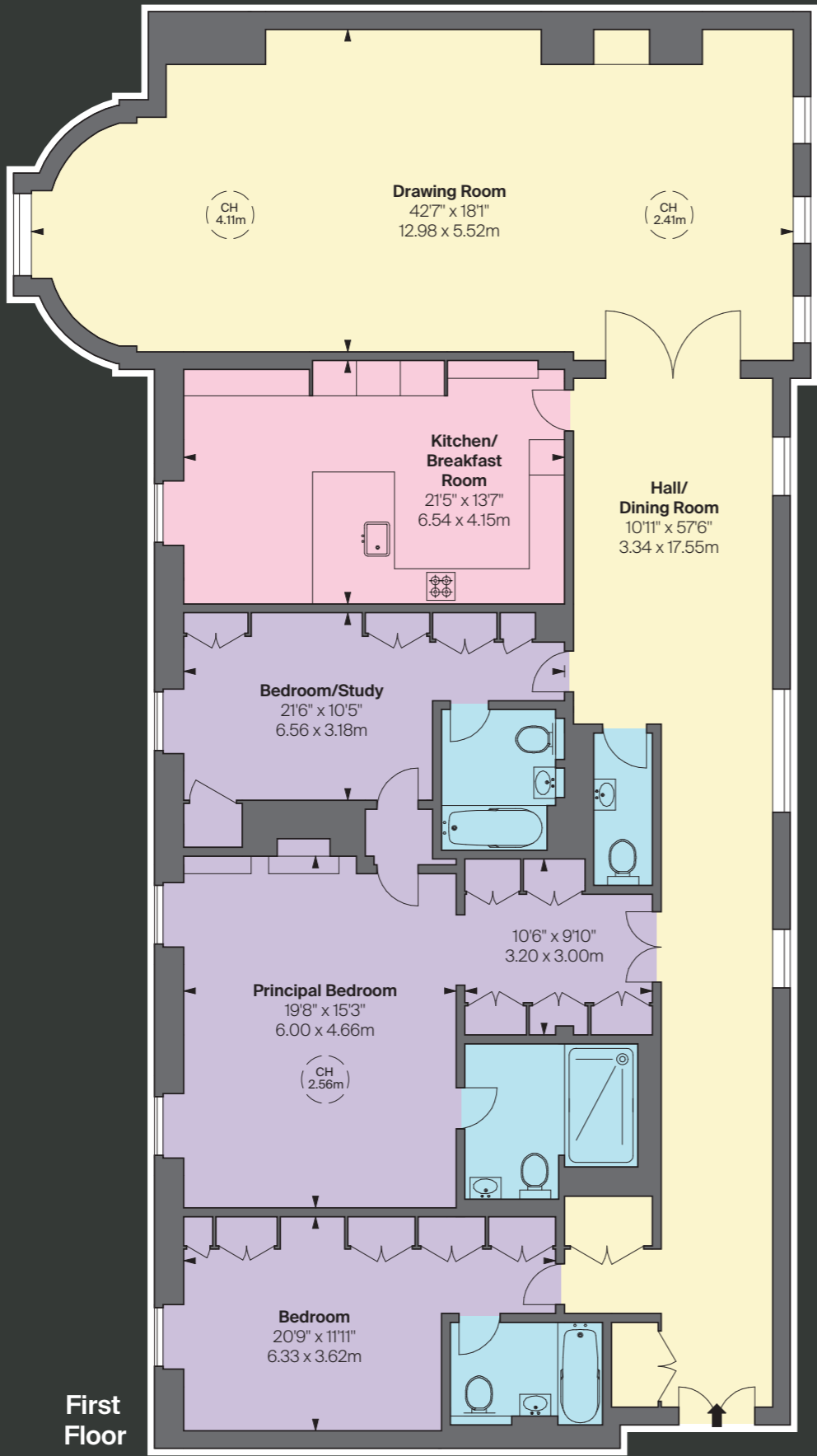
EPC
Rating C

**Approximate Gross
Internal Area**
2,696 sq ft / 250.46 sq m

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.

CH: Ceiling height

Floorplan for guidance only,
not to scale or for valuations
purposes. It must not be relied
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approximate and have been
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Knight Frank
Kensington
52-56 Kensington Church Street
London
W8 4DB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Will Allen
020 3892 3575
will.allen@knightfrank.com

Your partners in property



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.

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Particulars dated February 2025. Photographs and videos dated March 2025.

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