

ACADEMY GARDENS

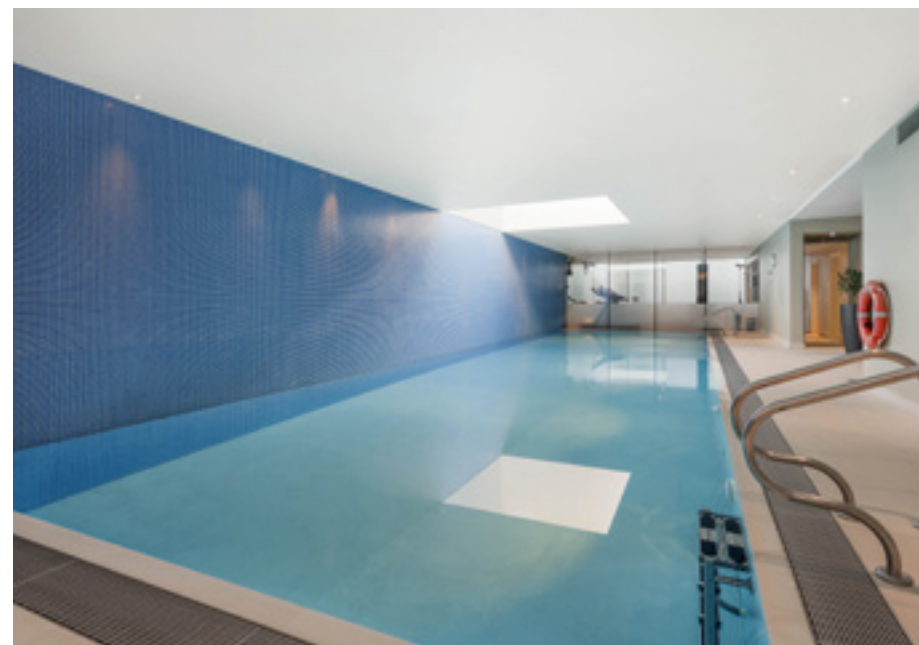
DUCHESS OF BEDFORD'S WALK W8





Academy Gardens is an aspirational address, providing secure, gated, landscaped grounds with a superb 24 hour concierge service, valet parking, residents swimming pool and gymnasium

Approached through grand wrought iron gates and via a cobbled driveway, this former college was redeveloped in 2004 behind its beautiful Victorian façade and remains one of the most sought-after addresses in central London.



This apartment is positioned on the third floor of the southern elevation and, measuring approximately 5,055 sq ft / 470 sq m, is the largest single floor residence in the entire development.

The grand 34' reception room looks south over the landscaped gardens and mature trees and is flanked by a triple aspect library and a formal 22' dining room which connects through to the fully fitted Bulthaup kitchen / breakfast room.

The principal bedroom suite is beautifully impressive with both his & hers bathrooms and a walk-in dressing room and the further accommodation consists of four guest/ family double bedroom suites, a study, guest cloakroom and utility room.

Having been in the same ownership since the development was built, the property remains in a good condition with under-floor heating, comfort-cooling and parquet wood flooring.





ACCOMMODATION

- Formal reception room
- Formal dining room
- Library
- Principal bedroom suite
- Four guest double bedroom suites
- Kitchen / breakfast room
- Study
- Cloakroom
- Utility room
- Entrance hall
- Lift
- 24 Hour concierge service
- Three designated underground parking spaces with valet parking service
- Store room
- Gymnasium
- Swimming pool

TERMS

Tenure: Leasehold 999 years from 1st January with a share in the company owning the freehold

Guide Price: £13,950,000

Ground Rent: Peppercorn

Service Charge: Approximately £98,452 for the year to 31st December 2025 including a contribution to the reserve fund

Local Authority:
The Royal Borough of Kensington & Chelsea

Council Tax: Band H, £3,138.92 for 2025 to 2026

EPC: D

Parking: Three designated underground parking spaces included. Qualifies for RBKC Permits.



LOCATION

Positioned between Holland Park and Kensington Gardens, and surrounded by mature trees, it has a wonderful leafy setting and is conveniently positioned for a number of excellent local shops, restaurants, cafés and transport links (the Central and/or District & Circle Lines at High Street Kensington and Notting Hill Gate Underground Stations) as well as some of the Capital’s most highly regarded schools (Thomas’ Preparatory and Holland Park School).



PARKS

- 01 Kensington Gardens
- 02 Holland Park

SCHOOLS & COLLEGES

- 03 Thomas' Preparatory School, Cottesmore Gardens, W8
- 04 Ashbourne College, Old Court Place, W8
- 05 Collingham College, Collingham Gardens, SW5
- 06 Wetherby Kensington, Wetherby Gardens, SW5
- 07 The Lycée Francais, Queen's Gate, SW7
- 08 MPW College, Queen's Gate, SW7

HEALTH & FITNESS

- 09 Equinox, Kensington High Street, W8
- 10 Virgin Active, Old Court Place, W8

SUPERMARKETS

- 11 Wholefoods, Kensington High Street, W8
- 12 Marks & Spencer, Kensington High Street, W8

CULTURAL ATTRACTIONS

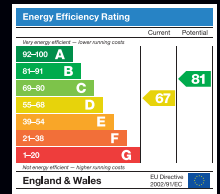
- 13 Kensington Palace, W8
- 14 Royal Albert Hall, SW7
- 15 Natural History Museum, SW7

UNDERGROUND STATIONS

- 16 High Street Kensington, W8
District & Circle Lines
- 17 Gloucester Road, SW7
Piccadilly, District & Circle Lines

BUS STOPS

- 18 Kensington High Street, W8
Towards West End and South Kensington



Viewing: Strictly by appointment with Savills.
Important notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.08/05/25SAVILLS-230904E-10JF



Peter Bevan
peter.bevan@savills.com
Savills Kensington
020 7535 3300
145 Kensington Church Street
London W8 7LP
savills.co.uk

