






CAMPDEN HILL GARDENS

Kensington W8



AN IMPRESSIVE GROUND AND FIRST FLOOR APARTMENT

Situated in a charming period conversion with a south facing garden.

			EPC
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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

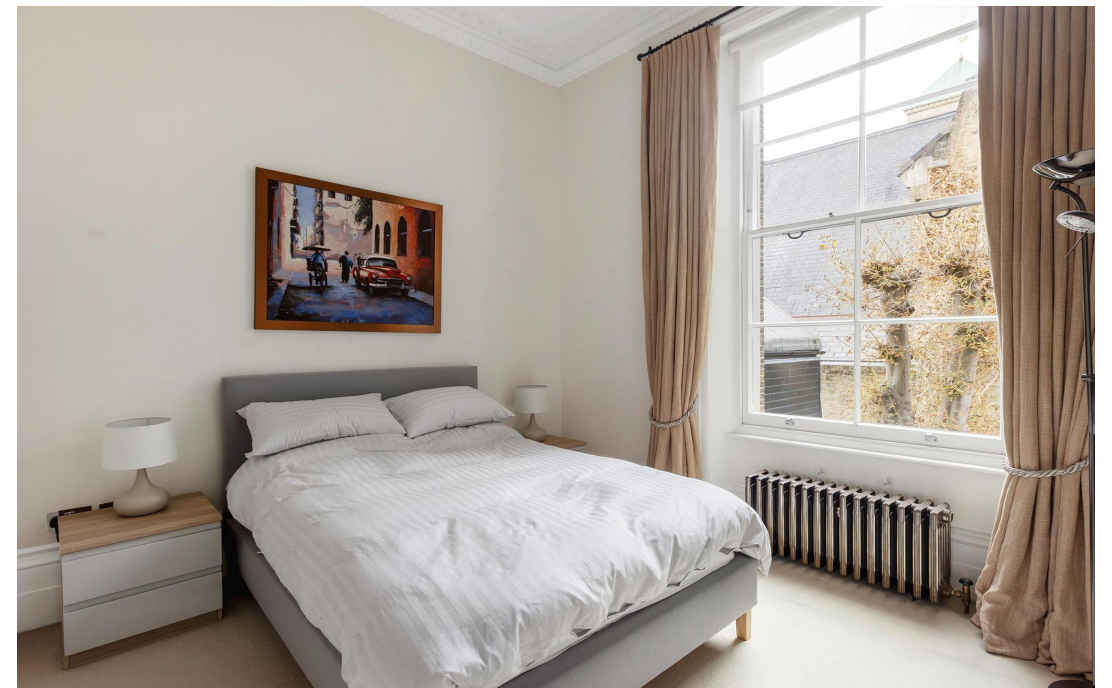
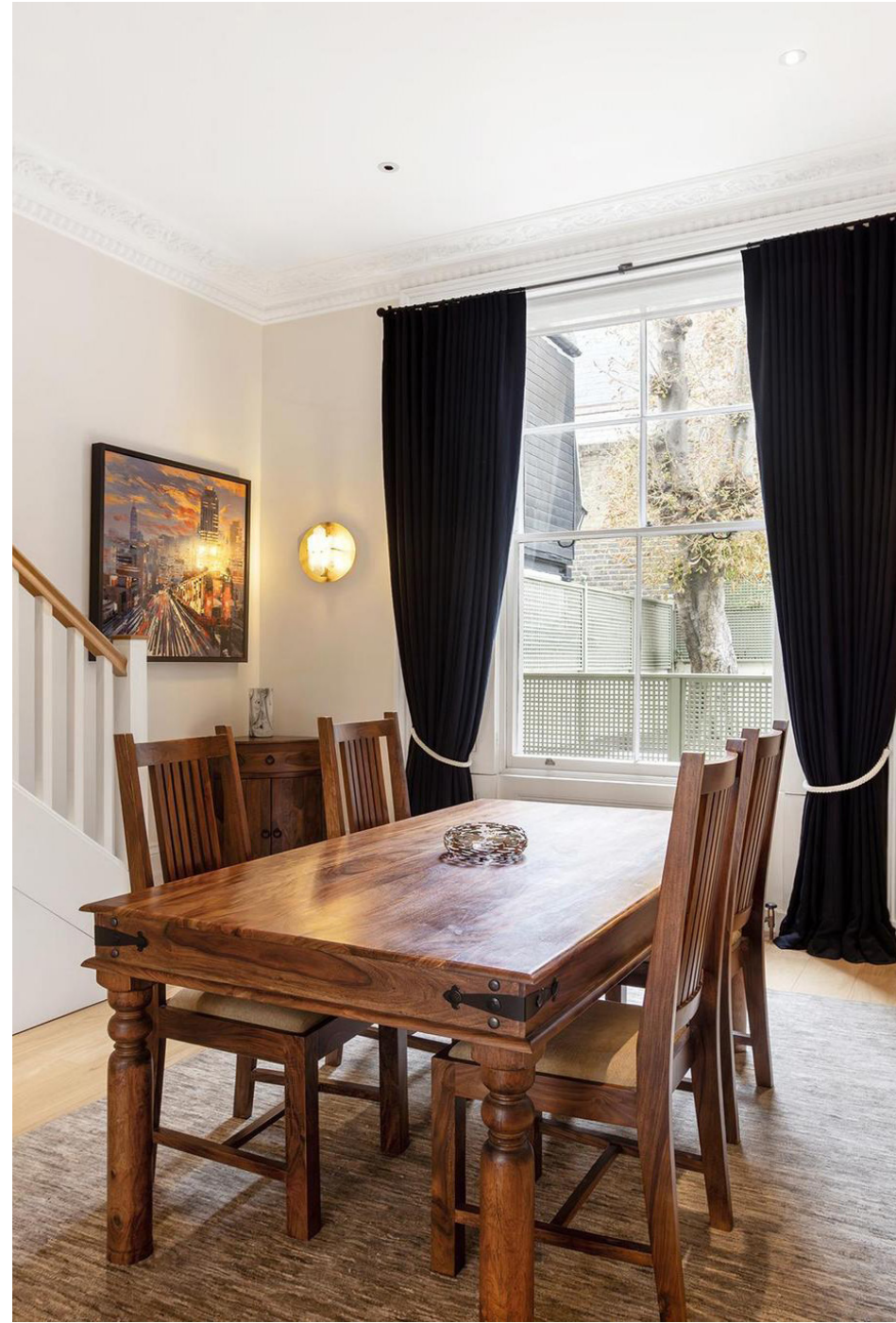
Tenure: Leasehold, approximately 957 years remaining

Guide Price: £2,800,000



SPANNING APPROXIMATELY 1,456 SQ FT

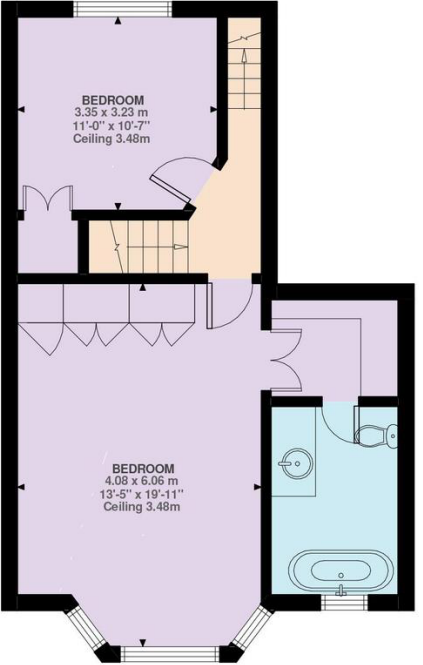
This beautifully presented raised ground and first floor duplex forms part of an attractive stucco-fronted terrace. The raised ground floor is given over to a fantastic double reception room with impressive floor to ceiling heights, ornate cornicing and a working gas fire place lending itself well to both day-to-day living and entertaining. At the rear there is an there is a separate modern fitted kitchen which leads through to south facing glass extension and onto a landscaped garden. Upstairs, there is an impressive principal bedroom with a private dressing area and luxurious ensuite, a further double bedroom and separate shower room. Campden Hill Gardens is a cul-de-sac located a short distance from Notting Hill Gate and is perfectly positioned for the transport links there, while it is also approximately equidistant from the amenities on Westbourne Grove, Kensington High Street and the world-famous Portobello Road. The open spaces of both Kensington Gardens and Holland Park are also within easy reach.



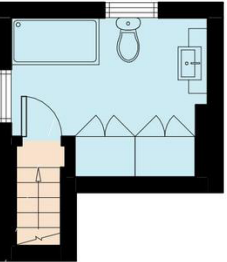


Ground Floor
773 ft²

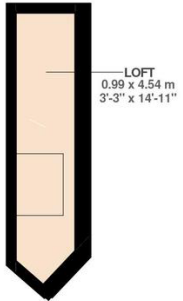
Campden Hill Gardens, W8
Approximate Gross Internal Area
135.30 SQ.M / 1456 SQ.FT
(EXCLUDING LOFT)
LOFT 4.28 SQ.M / 46 SQ.FT
INCLUSIVE TOTAL AREA 139.58 SQ.M / 1502 SQ.FT



First Floor
577 ft²



Second Floor
106 ft²



LOFT
0.99 x 4.54 m
3'-3" x 14'-11"

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 135.30 sq m / 1456 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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