



ROYAL CRESCENT

Holland Park W11



A RARE OPPORTUNITY IN ROYAL CRESCENT

Duplex apartment in Royal Crescent with exceptional potential overlooking communal gardens

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold, approximately 947 years remaining

Service charge: £1,560 per annum, paid quarterly (£390), reviewed each year, next review due 2026

Guide Price: £895,000



PERIOD CHARACTER SPANNING TWO UPPER FLOORS

This duplex apartment is arranged over the upper floors of a distinguished period building within the highly regarded Royal Crescent. The property presents a rare opportunity for a purchaser to create a home tailored to their own specification.

The fourth floor currently provides a spacious reception room, kitchen and a principal bedroom of excellent proportions. On the fifth floor there is a further bedroom and bathroom together with access to the roof. Whilst requiring complete refurbishment throughout, the apartment offers generous volumes, period character and the exciting potential to transform the accommodation into a stylish residence befitting this prime Holland Park address. The property further benefits from the right to apply for access to the beautiful communal gardens of Royal Crescent.



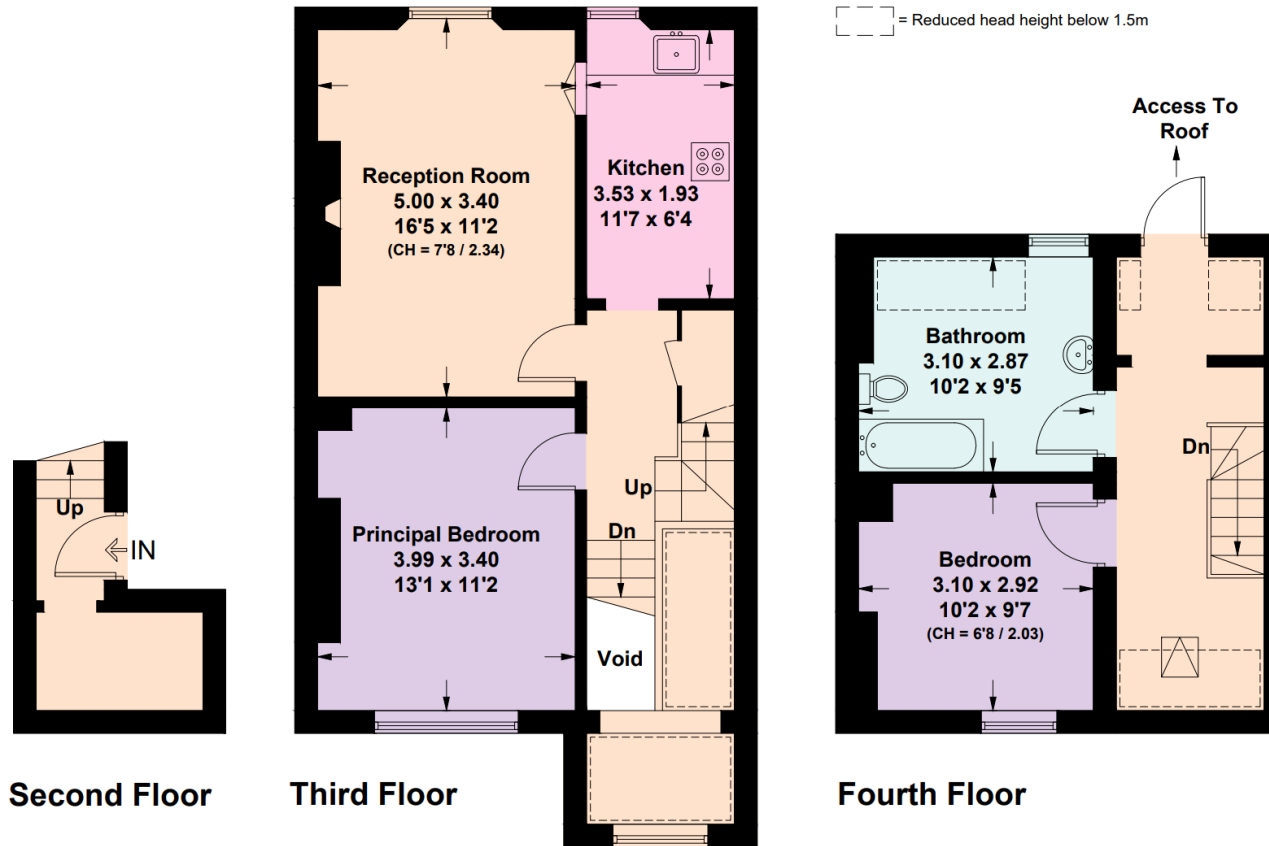


Royal Crescent, W11

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft (Excluding Void)
Including Limited Use Area (8.6 sq m / 92 sq ft)



 = Reduced head height below 1.5m



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. (ID1245693)

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