



ACADEMY GARDENS

London - W8



HARWOOD
ADVISORY

The largest and grandest apartment within this highly regarded W8 building, offering exceptional scale and presence in the heart of Kensington.

A beautifully interior-designed five bedroom apartment of approximately 6,500 sq ft, set within this award-winning development. It benefits from a private entrance, direct access to landscaped communal gardens, and a dedicated concierge service.

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Arranged over four floors, the apartment features high ceilings, a southerly aspect, and views across the manicured gardens. A striking entrance hall leads to a sweeping staircase, with a mix of formal and informal reception rooms, generous bedroom accommodation, and staff quarters.



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Academy Gardens is a Grade II listed development, centred around an impressive garden square and approached via a grand, gated cobbled entrance. Residents enjoy 24-hour security, concierge, underground parking, and access to a gym and indoor swimming pool.



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Located on Duchess of Bedford Walk at the top of the Phillimore Estate, the property sits between Holland Park and Kensington Gardens, with the boutiques, restaurants and transport links of Kensington High Street and Notting Hill Gate close by. Excellent Underground connections via the Circle, District and Central lines provide easy access across London, making this an exceptionally well-positioned central address.



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Key Points

5 bedrooms | 5 bathrooms | Grade II Listed | Private entrance | Two secure parking spaces | Valet parking | Communal Gardens | Gym and indoor swimming pool | Close to Kensington High Street & Notting Hill Gate | Easy access to Circle, District & Central Lines | 24 Hour Concierge

Tenure:

Share of Freehold

Service Charge 2026:

£149,735.56 per annum

Local Authority:

Royal Borough of Kensington & Chelsea

Council Tax:

Band H

Approx. Gross Internal Area:

6177 sqft

Guide Price:

£13,500,000



Academy Gardens, W8



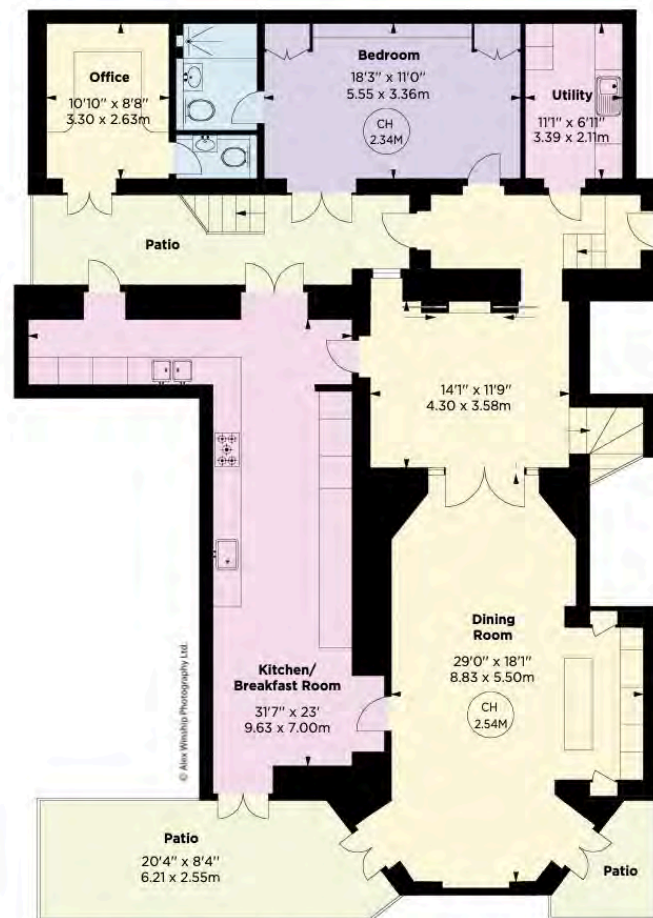
APPROX. GROSS INTERNAL AREA *
6177 Sq Ft - 573.87 Sq M
(Excluding Attic, Including 10.62 Sq M of Under 1.5m Area)

APPROX. ATTIC AREA *
149 Sq Ft - 13.87 Sq M

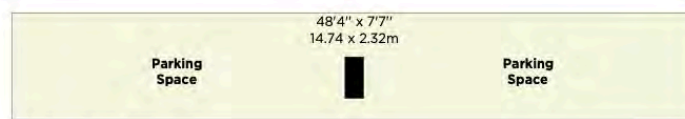
TOTAL APPROX. GROSS INTERNAL AREA *
6326 Sq Ft - 587.74 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height
- Under 1.5m



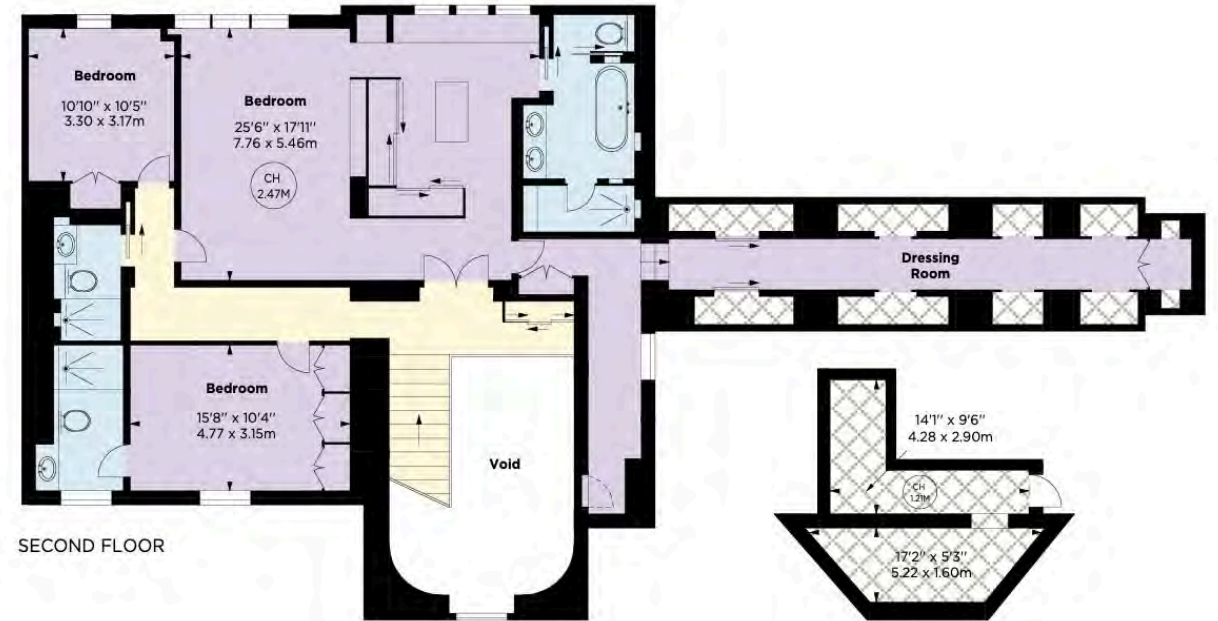
LOWER GROUND FLOOR



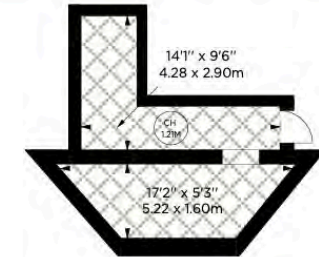
BASEMENT



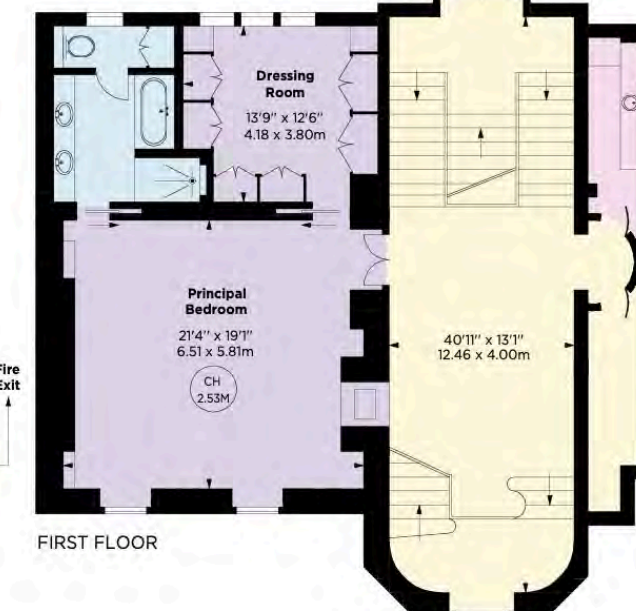
GROUND FLOOR



SECOND FLOOR



ATTIC



FIRST FLOOR

Access To Communal Garden

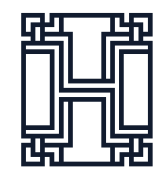


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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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