

KENSINGTON W8

CAMPDEN HILL COURT







An exceptional lateral apartment extending to approximately 2,455 sq ft within Campden Hill Court, one of Kensington's most highly regarded red-brick mansion buildings.

The apartment has been comprehensively refurbished to a high specification and presents beautifully throughout, combining impressive proportions with excellent natural light and attractive outlooks from every principal room.

The generous reception and dining room provide superb entertaining space, while the separate eat-in kitchen is particularly well suited to both family life and more informal dining.



PROPERTY HIGHLIGHTS

- Approximately 2,455 sq ft of lateral accommodation
- Prestigious 24-hour portered mansion building
- Beautifully refurbished to a high specification
- Impressive reception and dining space
- Attractive outlooks and excellent natural light
- Three double bedrooms plus study/potential fourth bedroom
- Separate eat-in kitchen
- Prime Campden Hill position between Kensington High Street and Notting Hill Gate







The accommodation is arranged laterally and includes a substantial principal bedroom suite, two further double bedrooms, and a separate study, which offers the flexibility to provide a fourth bedroom if required. Wood flooring, double-glazed windows, and a carefully considered contemporary finish run throughout the apartment.



LOCATION

Campden Hill Court is one of Kensington's premier mansion buildings, offering 24-hour portorage, excellent security, a resident estate manager, lift access, and beautifully maintained communal areas. The building occupies a sought-after position within the Campden Hill conservation area, conveniently located between Kensington High Street and Notting Hill Gate.

The boutiques, restaurants, and amenities of both neighbourhoods are within easy reach, while the open spaces of Holland Park and Kensington Gardens are close by.

TERMS

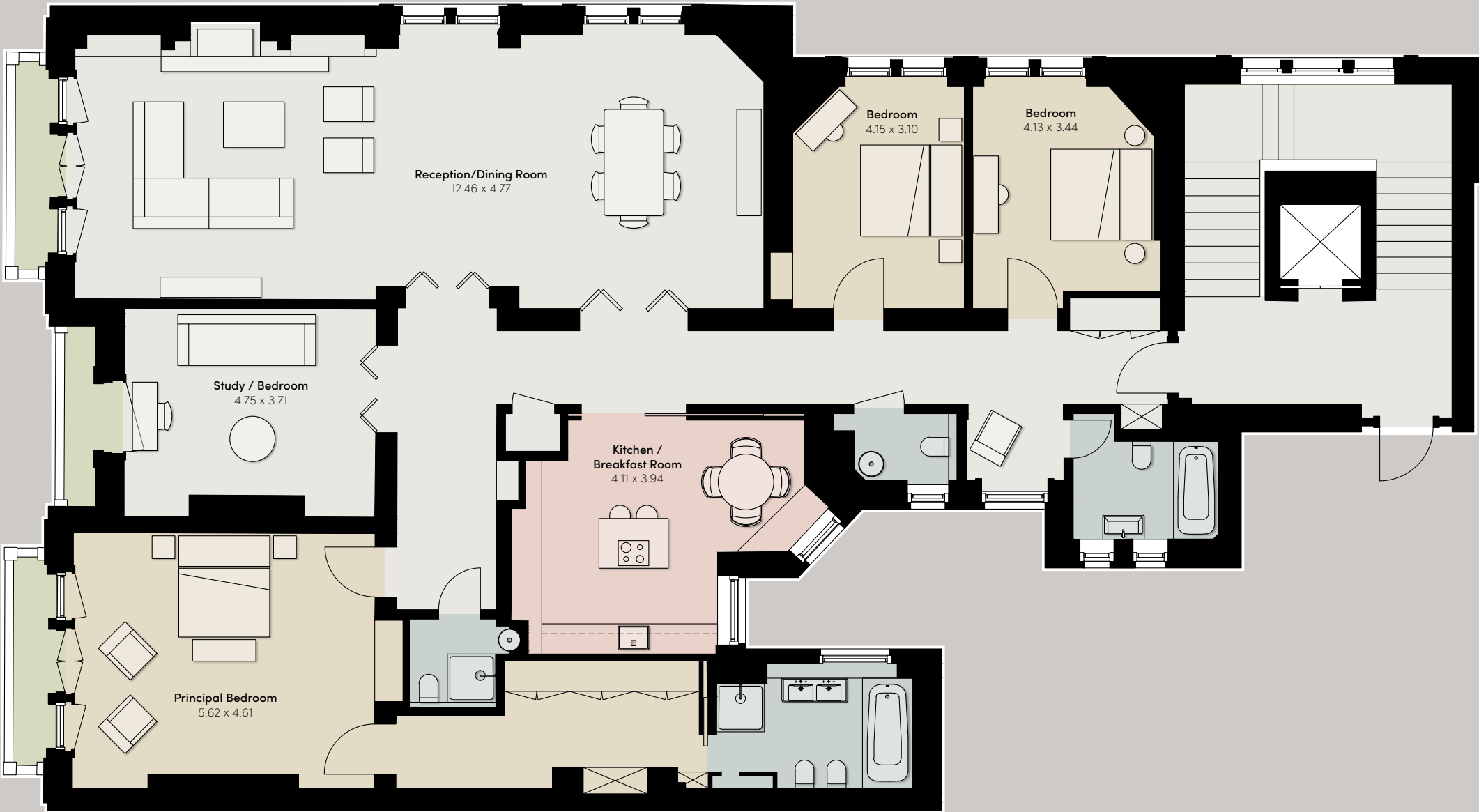
Price
£4,750,000

Tenure
Leasehold with approximately 957 years remaining plus share of freehold

Service Charge
£21,298.08 per annum including an annual contribution of £7,189.26 to the building's sinking fund

Local Authority
Kensington & Chelsea

Council Tax
Band H



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