



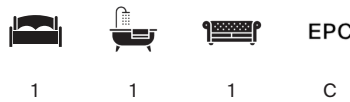
EDGE STREET

Kensington W8



A CHARMING APARTMENT SITUATED IN THE OLD ARTIST STUDIOS

Ideally located in the heart of Kensington, positioned on the south side of Edge Street — a quiet cul-de-sac within the sought-after Hillgate Village.



Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: F

Tenure: Leasehold, approximately 145 years remaining
Service charge: £1,206.59 per annum, reviewed yearly, next review due 2027

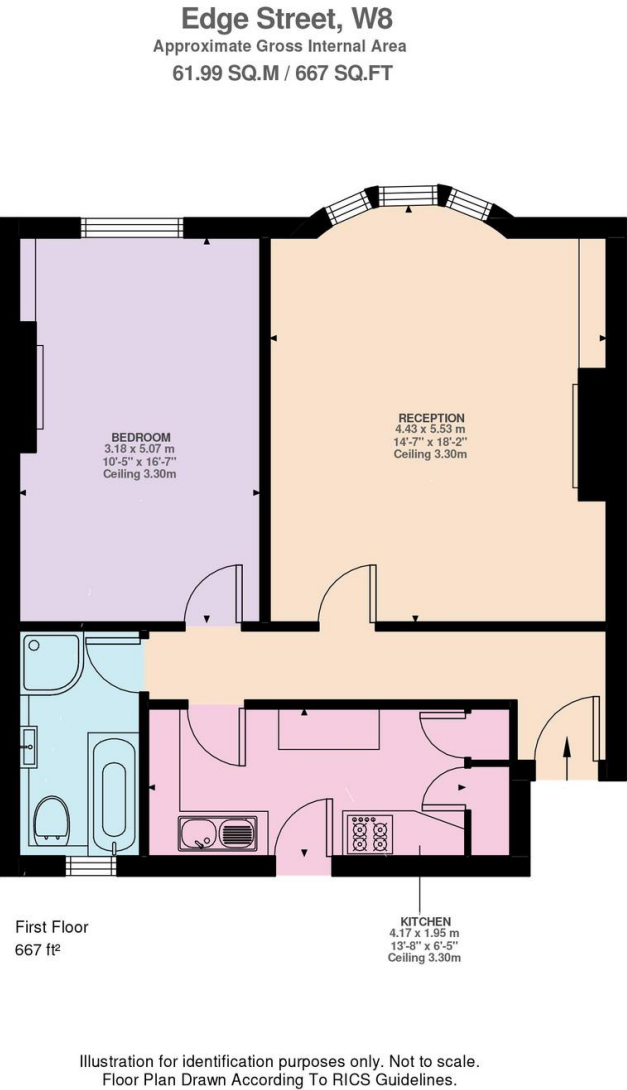
Guide Price: £850,000



This bright first-floor apartment is one of just four in the building and is full of character throughout. The property offers generous proportions, high ceilings, and retains a wealth of original features. In brief, the property comprises: an entrance hall, a spacious reception room, a separate kitchen, a double bedroom, and a bathroom.

Edge Street is well located for the amenities of Notting Hill Gate, Kensington High Street and Holland Park. Notting Hill Gate Underground offers access to both the Central, District, and Circle lines. The property is also very conveniently located for access to the green open spaces of Kensington Gardens and Holland Park.

*Please note: We have been made aware that asbestos has been identified within a small basement area in the commercial unit of the building, which is only accessible via the commercial unit. We understand building management's intention is to remove or seal the asbestos, but full details and timescales are not yet confirmed. Buyers may wish to make their own enquiries and seek independent advice to satisfy themselves on this matter before proceeding.



Approximate Gross Internal Area = 61.99 sq m / 667 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.

Jordanna Mancina
+44 2038923573
jordanna.mancina@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP