



## 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: TBC

Guide Price: £900,000



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.



Edge Street, W8  
 Approximate Gross Internal Area  
 61.99 SQ.M / 667 SQ.FT

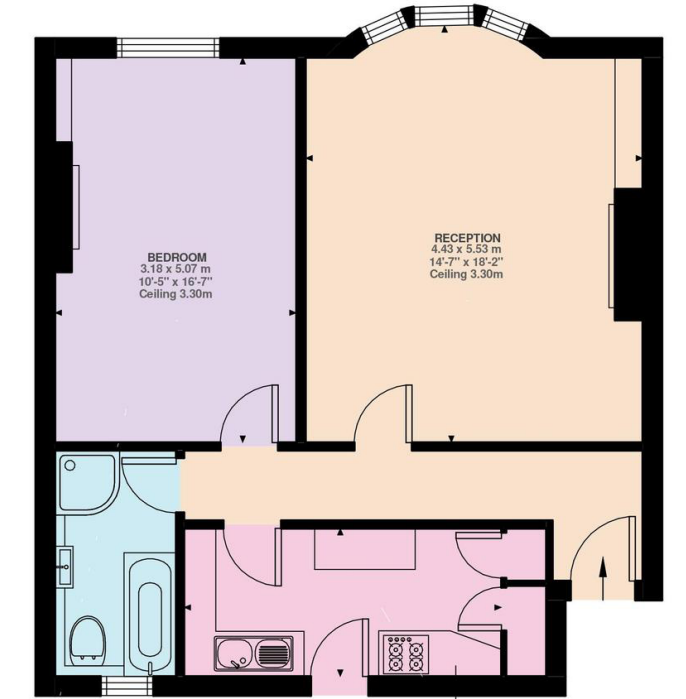


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

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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. (1D767266)

We would be delighted  
to tell you more.

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