



Duchess of Bedford House  
Kensington, W8

CHESTERTONS





An exciting opportunity to acquire a beautiful three bedroom later apartment with uninterrupted views over Holland Park. Please note the property is held on a short lease.

A beautifully refurbished fifth-floor apartment offering excellent lateral space and an abundance of natural light throughout. The property features an impressive double-aspect reception room, enhanced by elegant wood flooring, a striking feature fireplace and generous ceiling heights, creating a superb setting for both everyday living and entertaining.

Set within a highly desirable portered building, the apartment benefits from secure entry, well-maintained communal areas and convenient lift access. Its prime position places Kensington High Street, Holland Park and Notting Hill Gate all within comfortable walking distance, providing a wide array of boutiques, restaurants, open green spaces and excellent transport links.

Extending to approximately 1,355 sq ft, the accommodation comprises a large reception room, separate kitchen, three well-proportioned bedrooms and three bathrooms, including two en suites, as well as a guest WC. The layout offers a balanced and versatile arrangement, suitable for a variety of needs.

- Three bedrooms
- Porter
- Wonder Views
- Exceptional natural light
- Lift

**Tenure:** Leasehold 38 years remaining

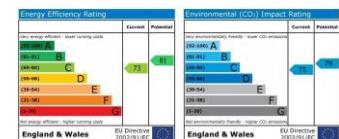
**Service Charge:** £13,062.08 p.a

**Ground Rent:** £8,491.14 p.a

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** H

Asking Price £2,000,000



**Chestertons Kensington Sales**

116 Kensington High Street

London

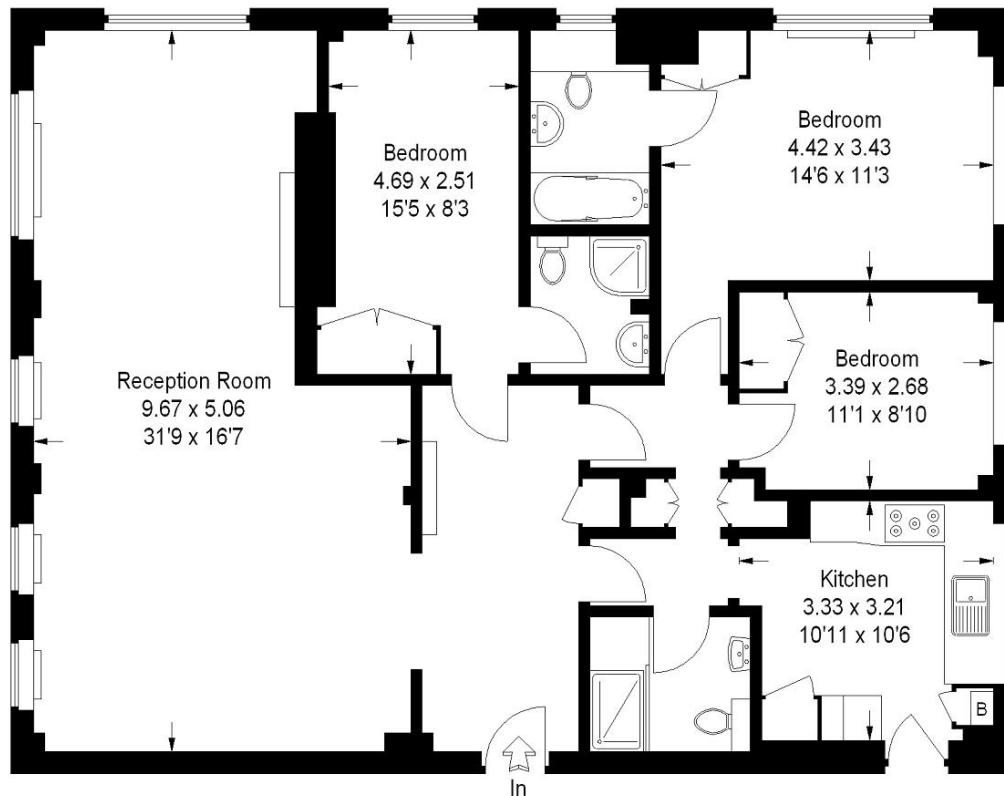
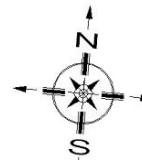
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Approximate Gross Internal Area = 124 sq m / 1335 sq ft



## Fifth Floor

FLOORPLANZ © 2013 0845 6344080 Ref 112420

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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