



Provisional

**HAMPTONS**  
INTERNATIONAL

# Campden Grove, London, W8

£4,250,000 Freehold

Entrance hall, double reception room, kitchen, dining room, master bedroom with en suite, 3 further bedrooms, 5th bedroom/study, 2 bathrooms, shower room, 2 cloakrooms, balcony, patio, garden.



## Description

An attractive five bedroom period house offered for sale in good condition and ready for immediate occupation. Arranged over 4 floors the house particularly benefits from a double reception room with high ceilings, separate dining room and a south west facing garden.

## Situation

Campden Grove is situated off Kensington Church street and as such is ideally located to take advantage of the many shopping, restaurant and transport faculties the high street has to offer.

## Local Authority

Royal Borough Of Kensington and Chelsea

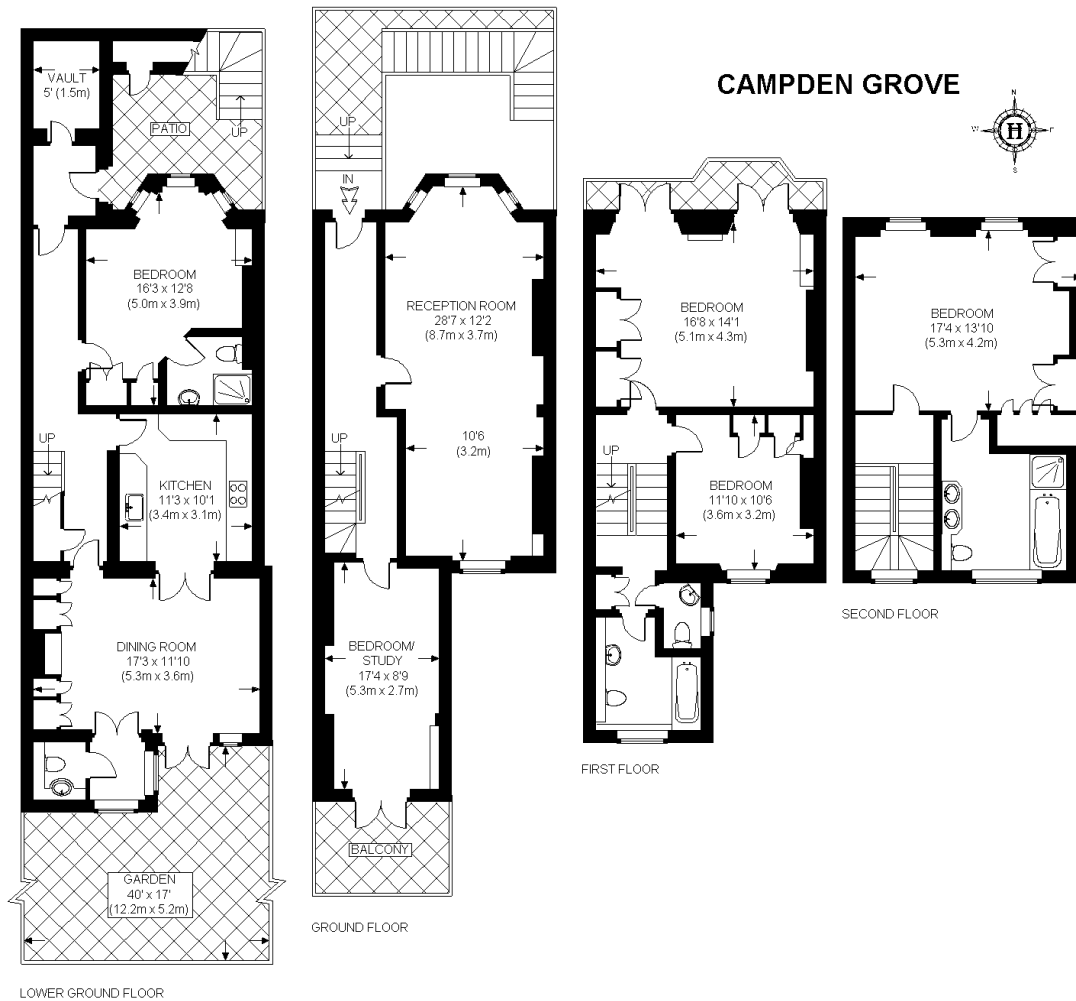
## Tenure

Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		52
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	45
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROXIMATE GROSS INTERNAL AREA (INCLUDING VAULT) = 2368 SQ.FT. (220 SQ. M.)

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 it. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

**For clarification**, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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**Viewing strictly by appointment only.**

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