






DUCHESS OF BEDFORDS WALK

Kensington W8



A MAGNIFICENT PROPERTY WITH ITS OWN PRIVATE ENTRANCE

An exceptional five bedroom residence, meticulously interior
designed and set within this highly acclaimed Kensington
development.

			EPC
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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of freehold, approximately 973 years remaining

Service charge: £149,735.56 per annum (including sinking fund), reviewed every 1 year, next review due 2026

Guide Price: £13,500,000



BENEFITTING FROM 24-HOUR SECURITY

Recognised as one of Academy Gardens' signature apartments and formerly known as The House, the property enjoys the rare benefit of its own private entrance, direct access to the landscaped communal gardens, and a dedicated concierge service. The apartment is distinguished by its grand sense of arrival, centred around an impressive entrance hall and an elegant sweeping staircase rising through the accommodation. A sequence of beautifully appointed formal and informal reception rooms provides outstanding space for entertaining, alongside versatile bedroom accommodation and separate staff quarters. Particular highlights include a refined formal dining room and the considerable advantage of immediate access to the development's comprehensive leisure amenities. Residents of Academy Gardens benefit from concierge services, underground parking for two cars, gym and swimming pool and exquisitely maintained communal gardens.



Academy Gardens, W8

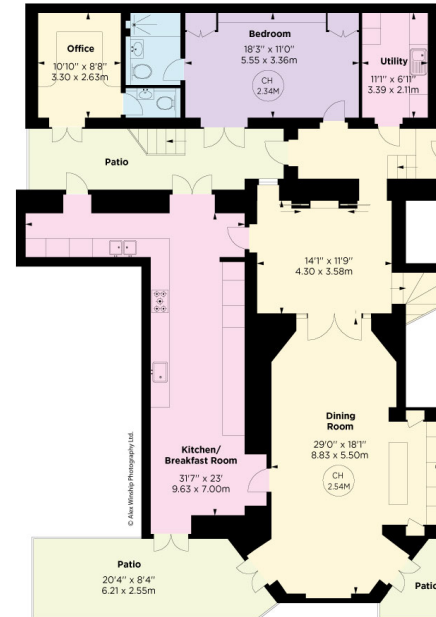
APPROX. GROSS INTERNAL AREA *
6177 Sq Ft - 573.87 Sq M
(Excluding Attic, Including 10.62 Sq M of Under 1.5m Area)

APPROX. ATTIC AREA *
149 Sq Ft - 13.87 Sq M

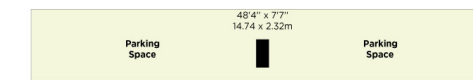
TOTAL APPROX. GROSS INTERNAL AREA *
6326 Sq Ft - 587.74 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

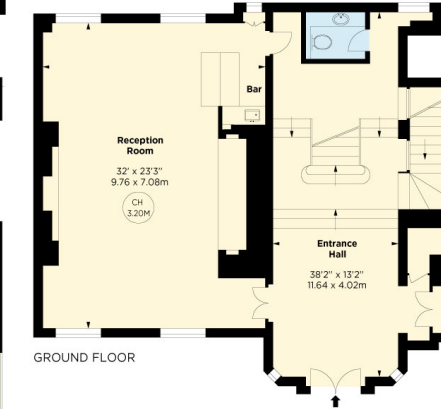
Key:
CH - Ceiling Height
- Under 1.5m



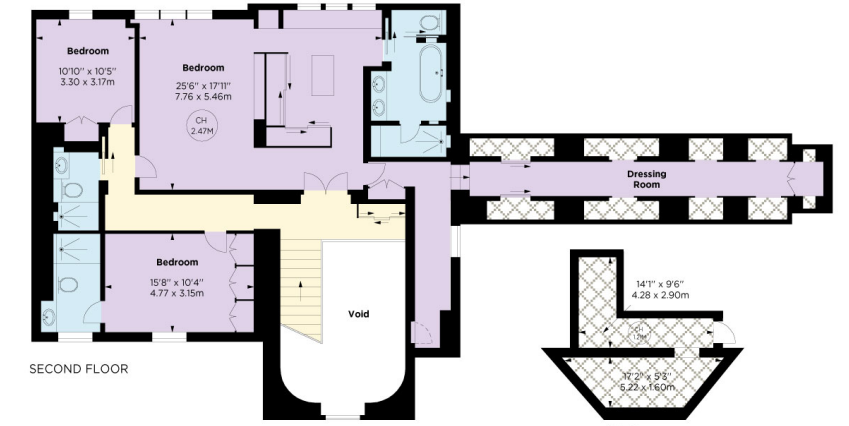
LOWER GROUND FLOOR



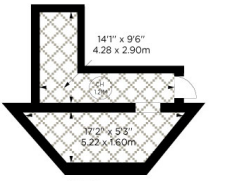
BASEMENT



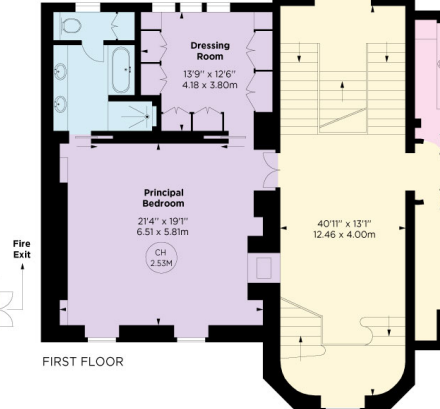
GROUND FLOOR



SECOND FLOOR



ATTIC



FIRST FLOOR

ALEX WINSHIP
Architectural
*For further information, please contact the sales and marketing team.
*This floor plan is for guidance only and not for valuation purposes.
*The floor plan is based on the information provided by the seller and is not intended to be used as a basis for any legal or financial decisions.
*The floor plan is not to scale and is not intended to be used as a basis for any legal or financial decisions.
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Approximate Gross Internal Area = 587.74 sq m / 6326 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.

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