

Knight Frank

KENSINGTON ROAD

London W8



KENSINGTON ROAD
LONDON, W8

An exceptionally spacious five bedroom ground floor apartment in the heart of Kensington, featuring impressive reception and entertaining spaces, contemporary interiors and generous accommodation.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: leasehold, approximately 976 years remaining

Service charge: approximately £15,612.96 per annum (including sinking fund), reviewed every year, next review due 2027.

Guide price: £3,750,000





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An impressive five bedroom ground floor apartment within Cumberland House, offering beautifully proportioned accommodation, contemporary interiors and excellent entertaining space in a sought-after Kensington location.

The apartment opens into a spacious entrance hall leading to an exceptional reception room, extending over 30 feet in length. Featuring high ceilings, elegant architectural detailing, large bay windows and attractive wooden flooring, this impressive room provides a wonderful space for both everyday living and entertaining.

A separate dining room offers a more formal setting for entertaining, while the adjoining contemporary kitchen features sleek cabinetry, integrated appliances and a central island with breakfast bar seating.













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Cumberland House occupies a prominent position on Kensington Road, close to the open green spaces of Kensington Gardens and Hyde Park.

The surrounding area offers an excellent selection of shops, restaurants and cafés along Kensington High Street, together with the cultural attractions of Kensington Palace, the Royal Albert Hall and the wider South Kensington neighbourhood.

Transport connections include High Street Kensington Underground station, served by the Circle and District lines, alongside local bus services providing connections across central London.


THE ROYAL PARKS
WELCOME TO KENSINGTON GARDENS
KING'S ARMS GATE
Once upon a time, this park was the private playground of the nobility. Today, it is open to everyone – no longer exclusive, but still extraordinary.
You are invited to explore the historic tree avenues, majestic vistas and blossoming flower walks where generations of artists and writers have set their imaginations free. Follow in their footsteps, and you might just meet the park's most famous fictional resident – Peter Pan, the boy who wouldn't grow up.
It's your turn to become part of the story...
DISCOVER MORE



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The bedroom accommodation is arranged separately from the principal reception spaces, providing a practical balance between entertaining and private living. Five generously proportioned bedrooms offer considerable flexibility, with the principal bedroom benefiting from fitted wardrobes and an en suite bathroom. The remaining bedrooms are complemented by additional en suite bath and shower facilities.

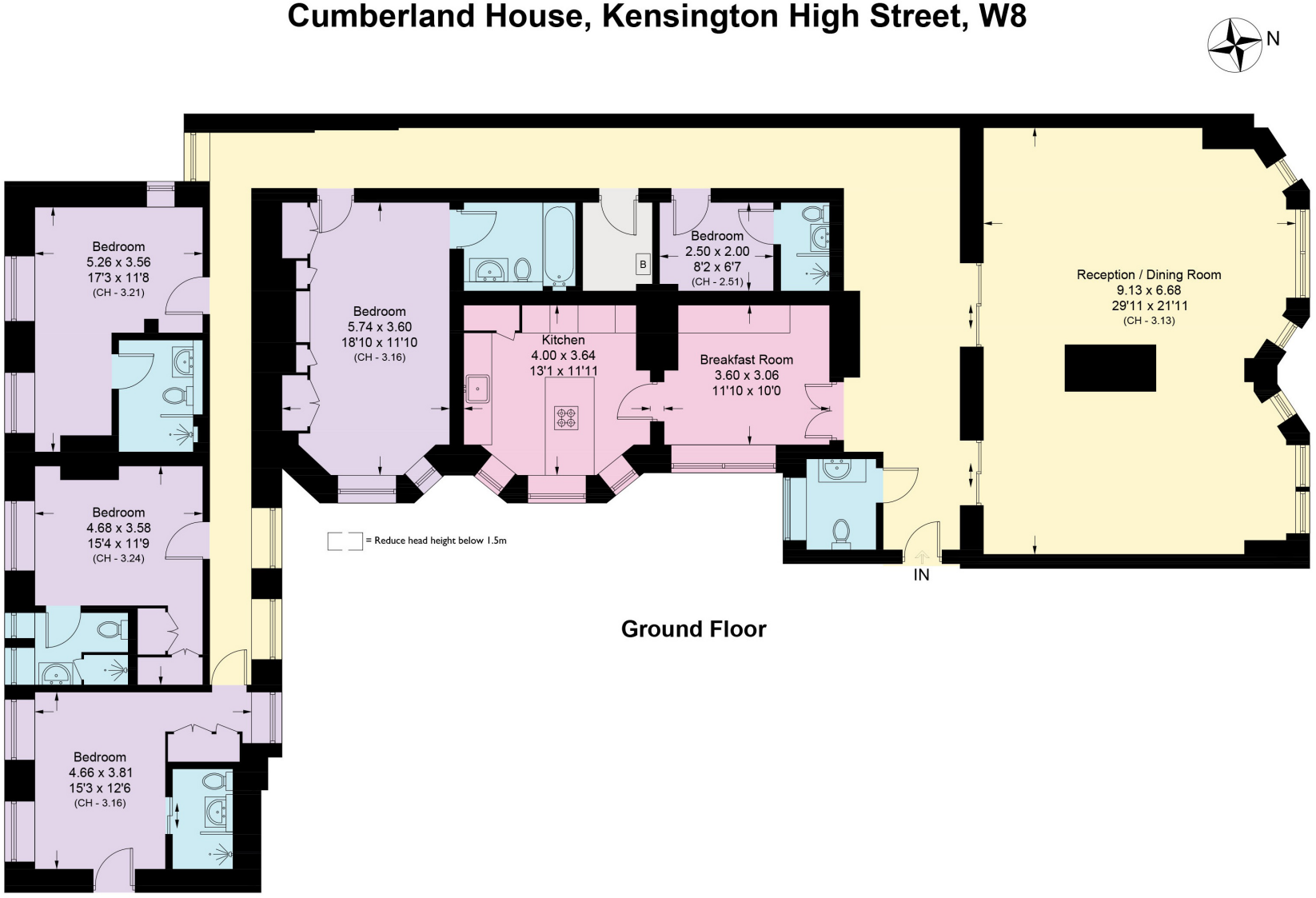
Further accommodation includes a guest WC, useful storage and a dedicated utility area.

Combining impressive proportions with a well-considered lateral layout, this substantial apartment offers an excellent opportunity to enjoy spacious living in one of London's most established residential neighbourhoods.





Cumberland House, Kensington High Street, W8



Ground Floor

Approximate Gross Internal Area = 251.4 sq m / 2,706 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)

Keir Waddell
+44 2039950785
Keir.Waddell@knightfrank.com

Knight Frank Residential Client Advisory
55 Baker Street
London, W1U 8AN

knightfrank.co.uk

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