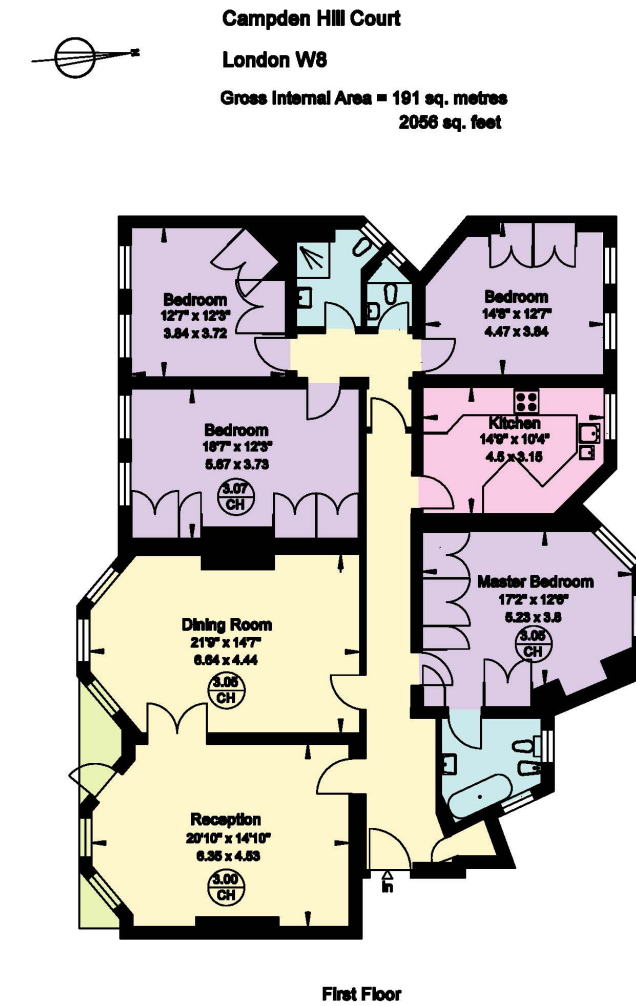








# CAMPDEN HILL COURT

Kensington W8



## A BEAUTIFULLY PRESENTED LATERAL FOUR BEDROOM APARTMENT

This exceptionally spacious and beautifully bright family apartment occupies a prime position within the highly sought-after Campden Hill Court.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of Freehold plus Leasehold, approximately 957 years remaining

Service charge: £13,023.52 (including heating and hot water) and Reserve Fund contribution of £6,636.24 per annum, reviewed yearly, next review due 2026

**Guide Price: £3,400,000**

Set on the first floor (with lift access), the property stretches along the building's quieter, south-facing side on one-way Holland Street, where its high ceilings and day-long natural light combine to create a wonderfully airy atmosphere throughout.

Extending to over 2,000 sq ft, the apartment offers superb proportions and an ideal layout for both family living and entertaining. The accommodation comprises a welcoming entrance hall, elegant interlinking reception and dining rooms with solid wood parquet flooring, and a separate kitchen with a breakfast area.

The principal bedroom benefits from an en-suite bathroom, while there are three additional well-proportioned double bedrooms, a family bathroom, and a guest WC. Additional features include gallery-quality picture rails and extensive built-in storage throughout.

Approximate Gross Internal Area = 191 sq m / 2056 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. (1D767266)

We would be delighted  
to tell you more.

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