



# Campden Hill Road

KENSINGTON • £2,695,000

## A second floor (with lift) three bedroom, three bathroom apartment in on of Kensington's most sought after portered buildings.

- o Three Bedrooms
- o Three Bathrooms
- o Share of Freehold
- o 1,736 Sq. Ft
- o Porter

### DESCRIPTION

With three double bedrooms, three bathrooms this rear facing apartment is the perfect family home. Spanning c.1,736 sq.ft there is ample living space with a double reception/dining room as well as a large separate eat in kitchen.

Campden Hill Court is located in the heart of Kensington approx. 0.3miles to High Street Kensington underground station and fantastically located for both the green open spaces of Holland Park (0.2miles) and Hyde Park (0.3miles).

Quote Reference: 806395

### TERMS

**Price:** £2,695,000

**Tenure:** Share of Freehold

**Ground Rent:** £0.01

**Service Charge:** £13,600.00

**Local Authority:** RBKC

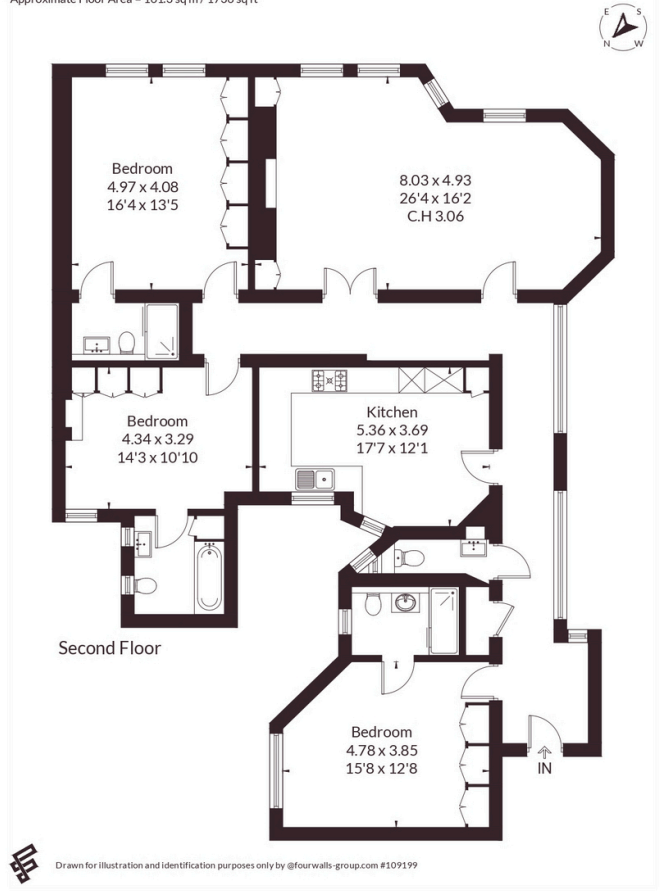
**Council Tax:** G

**Energy Rating:** 79.00





Approximate Floor Area = 161.3 sq m / 1736 sq ft



Energy Rating	Current	Potential	Environmental Impact
			Very environmentally friendly - (92+)
			(81-91)
			(69-80)
			(55-68)
			(39-54)
			(21-38)
			(1-20)
			Not environmentally friendly - (1-20)

Energy Rating	Current	Potential
F	79	86
G		

EU Directive 2002/91/EC

England, Scotland & Wales



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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