



CAMPDEN HILL COURT

Kensington W8



A BEAUTIFULLY PROPORTIONED LATERAL APARTMENT

Positioned on the fourth floor of a premier red-brick mansion block in the heart of Kensington, this exceptional apartment offers approximately 2,378 sq ft of beautifully presented lateral living space.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of freehold, approximately 956 years remaining

Ground rent: Peppercorn

Service charge: £24,000 per annum, (including reserve fund contribution of £6,200), reviewed every year, next review due March 2027

Guide Price: £4,900,000



THE PROPERTY

Positioned on the fourth floor of a premier red-brick mansion block in the heart of Kensington, this exceptional apartment offers approximately 2,378 sq ft of beautifully presented lateral living space. Benefiting from impressive ceiling heights, an abundance of natural light and far-reaching south-facing views, the property provides superb entertaining and family accommodation.

Campden Hill Court enjoys a resident estate manager, 24/7 concierge and security and a new lift. The communal areas were recently refurbished and are impeccable. Off-street parking and storage can be rented when available and there is also ample bike storage.





INSIDE THE PROPERTY

The apartment comprises a magnificent double reception room with two French doors opening onto south-facing balconies together with a spacious eat-in kitchen that also enjoys access to a private balcony.

The generous principal bedroom suite features a dressing room with a study area. There are two further double bedrooms with en-suite bathrooms and a fourth double bedroom with a shower room/ guest cloakroom.

With most bedrooms and the kitchen overlooking the gardens at the rear of the building, the flat enjoys serene, leafy views, offering a rare sense of tranquility in the heart of the city.



LOCATION

Positioned in between Kensington High Street and Notting Hill, there are a number of excellent restaurants nearby, such as the Michelin-starred Kitchen, and many well-known fashion & food retailers including Whole Foods.

The area is also home to some of the capital's most highly regarded primary and preparatory schools as well as having regular and convenient transport links via the underground stations at High Street Kensington and Notting Hill Gate (Central, District & Circle Lines) connecting you with Knightsbridge, the City and the West End.

Furthermore, the motorway network giving access to both London Heathrow airport and out to the countryside is also straightforward.



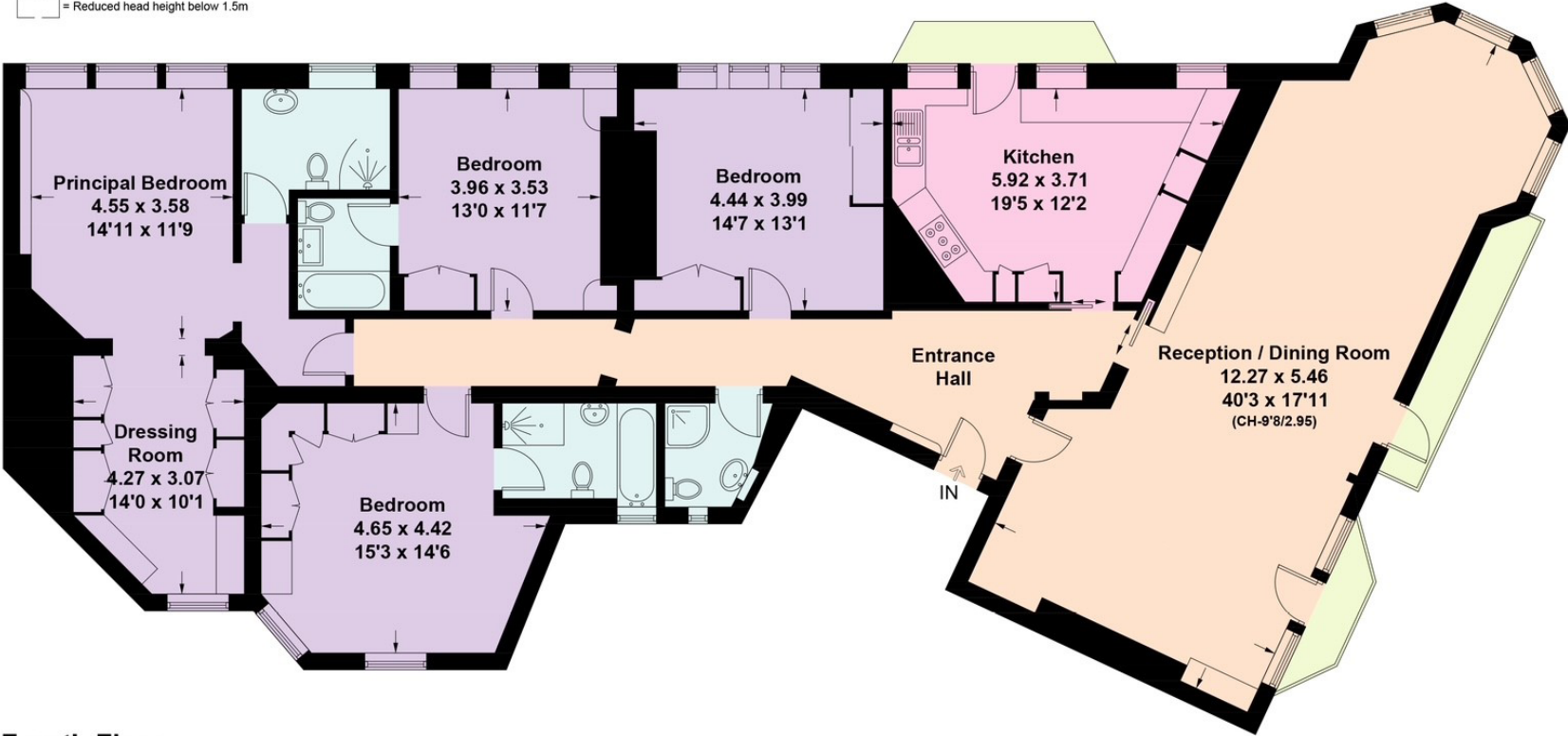


Campden Hill Court, W8

Approximate Floor Area = 220.9 sq m / 2378 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)



 = Reduced head height below 1.5m



Fourth Floor

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. (ID1150515)

Approximate Gross Internal Area = 220.9 sq m / 2378 sq ft

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We would be delighted
to tell you more.

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