

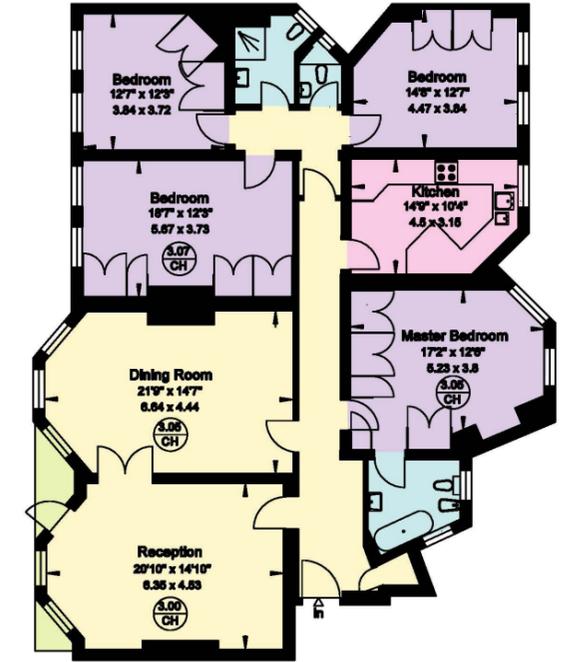


CAMPDEN HILL ROAD

Kensington W8



Campden Hill Court
London W8
Gross Internal Area = 191 sq. metres
2056 sq. feet



First Floor

A BEAUTIFULLY PRESENTED LATERAL FOUR BEDROOM APARTMENT

Situated in arguably one of the most sought-after and prestigious portered mansion blocks close to Holland Park and Kensington Gardens.

 4
  2
  2
 EPC C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H1

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: £3,600,000

This wonderfully light apartment is situated on the first floor (with a lift) and offers a blend of living and entertainment space, ideal for a family. Spanning approximately 2,000 sq ft, the property briefly comprises: entrance hall, interlinking reception/dining room, complete with high ceilings, separate kitchen with breakfast/dining area, principal bedroom with en suite bathroom and fitted wardrobes, three further double bedrooms, a family bathroom and a guest WC. The apartment has a predominantly south-facing aspect and is often flooded with natural sunlight throughout the day. Campden Hill Court is a highly regarded, portered mansion block conveniently located for the amenities and travel links of both Kensington High Street (Circle and District Lines) and Notting Hill Gate (Circle, District and Central Lines). Kensington Gardens and Holland Park are also close by.



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.

Jordanna Mancina
+44 20 3892 3573
jordanna.mancina@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.