



Campden Hill Gardens, Kensington W8



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Set over the first and second floor of a charming Victorian terrace, this apartment offers excellent entertaining and living space with access to a private, south-facing roof terrace. There is a separate second bedroom and bathroom ideal for guests, home working or media room. The building itself has also recently been renovated, including new wiring throughout.



Guide price: £1,200,000

Tenure: Available Share of freehold, with 955 years remaining on the lease

Service charge: £5,000 per annum. We have been unable to confirm the next date of review. You should ensure that you or your advisors make your own inquiries.

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

Location

Campden Hill Gardens is a very quiet spot but is well located for the very many amenities that both Kensington and Notting Hill have to offer and will appeal to any buyers looking for a family home that they can settle into in either area

For excellent transport links, Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines) are a short walk away. Motorists will benefit from rapid routes to the West and Heathrow Airport via M4


All times and distances are approximate

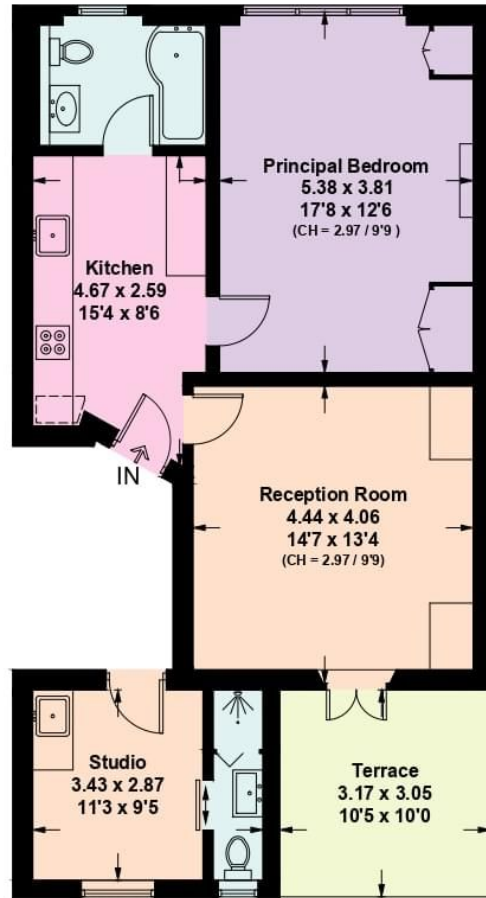








 = Reduced head height below 1.5m



Second Floor

Mezzanine

Approximate Floor Area = 66.5 sq m / 716 sq ft
Mezzanine = 4.1 sq m / 44 sq ft
Total = 70.6 sq m / 760 sq ft
Including Limited Use Area (4.7 sq m / 50 sq ft)

**Mezzanine
Over Studio**
2.82 x 1.45
9'3 x 4'9

**Knight Frank
Kensington Sales**

52-56 Kensington Church
Street, Kensington, W8 4DB

We would be delighted to tell you more

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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.

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Particulars dated 20xx. Photographs and videos dated xxxxxxxx 20xx.

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