



Phillimore Gardens, Kensington W8

Phillimore Gardens, Kensington W8

This superb two bedroom flat has excellent proportions and living space in the heart of the Phillimore Estate and is situated moments from Holland Park and the amenities of Kensington High Street. The property benefits from Air Conditioning, a rarely seen roof terrace for the Phillimore Estate & has been refurbished to the highest standard.

Phillimore Gardens is ideally located just north of Kensington High Street which offers an abundance of shops and restaurants, plus conveniently situated just a short walk away from the underground station (Circle & District Lines) and the green open spaces of Holland Park.



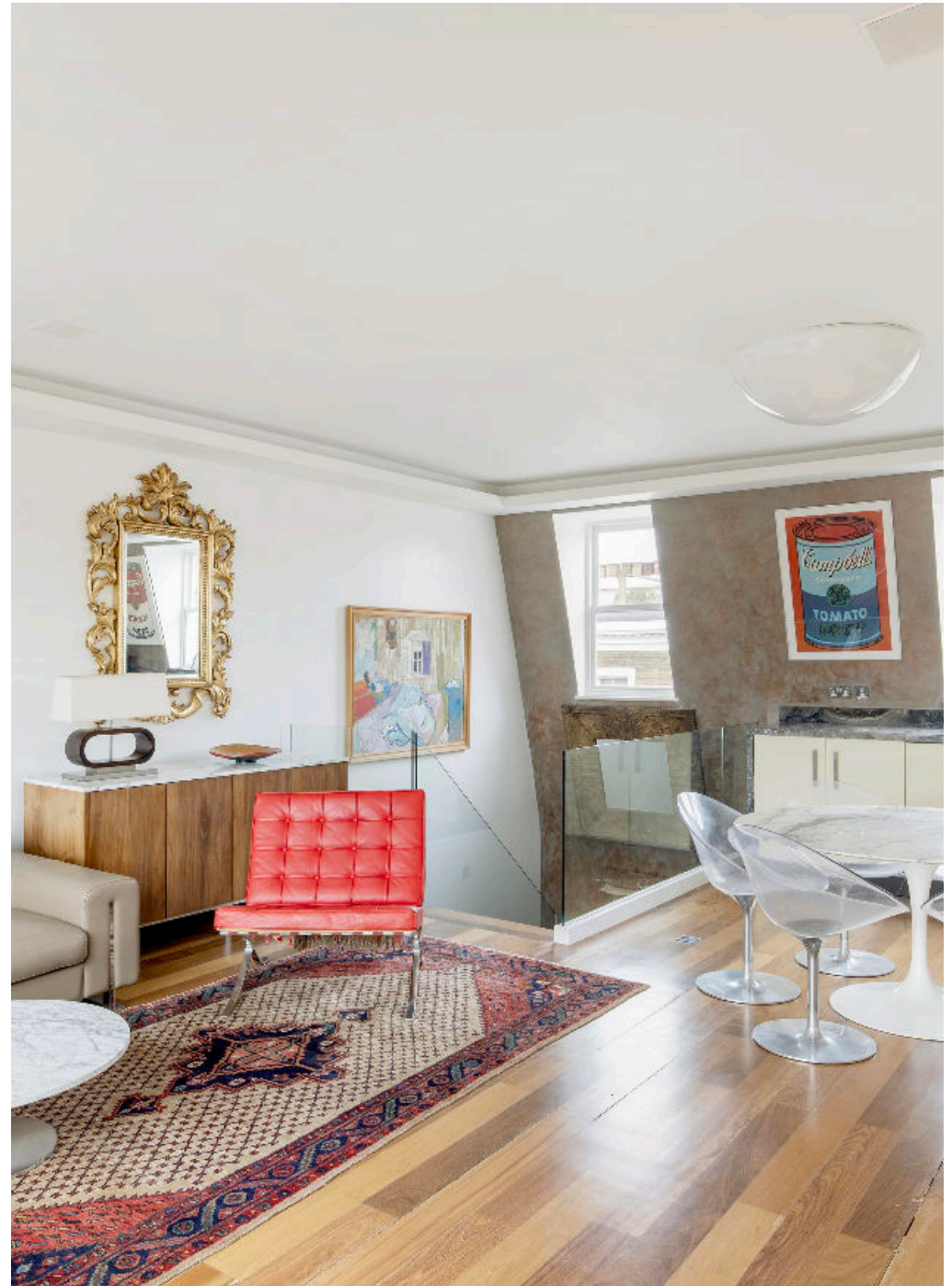
Guide price: £2,750,000

Tenure: Share of freehold, approximately 957 years remaining

Service charge: £10,000 per annum, reviewed every year, next review due 2025

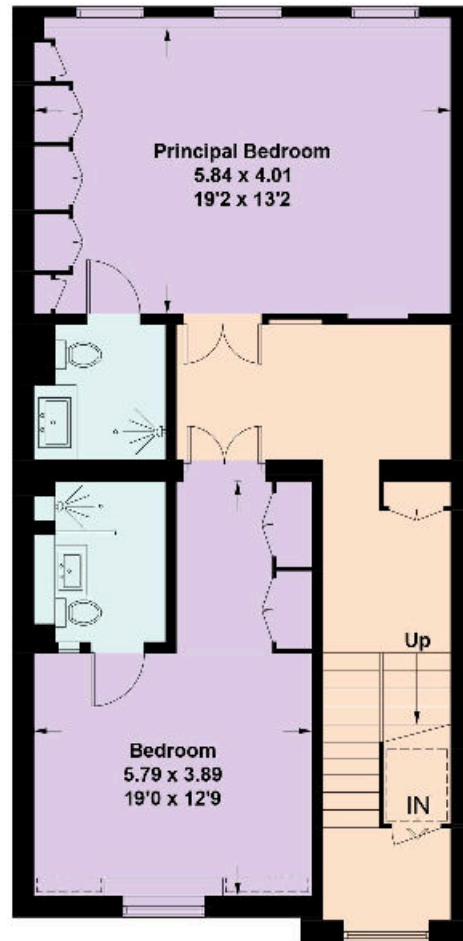
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

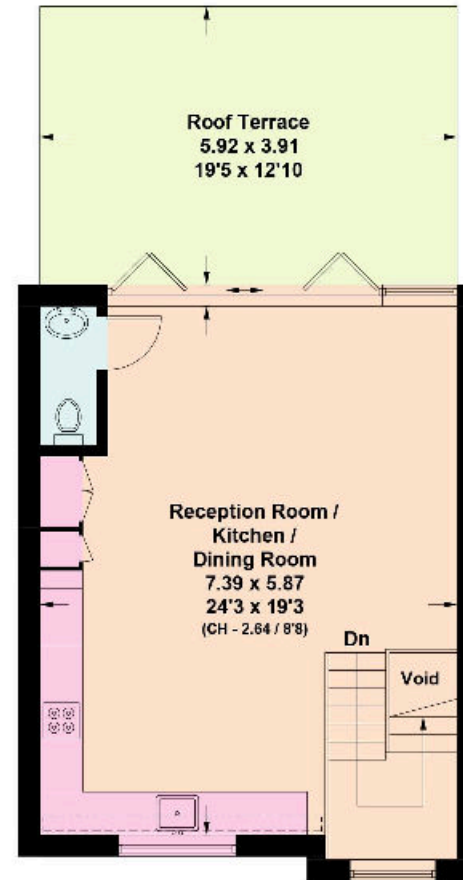




Phillimore Gardens, Kensington W8



Third Floor



Fourth Floor

**Approximate Gross Internal Floor Area
117.8 sq m / 1268 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Kensington

52-56 Kensington Church
Street
W8 4DB

knightfrank.co.uk

We would be delighted to tell you more

Tom Watts

020 7368 0983

tom.watts@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 October 2024. Photographs and videos dated October 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.