

# Kensington Heights, Kensington W8

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Set on the first floor of the ever-popular Kensington Heights, this apartment has three bedrooms, two bathrooms, a large double reception room and a modern fitted kitchen. Unique to this apartment within the development, there is a large private decked garden offering exceptional entertaining space. The apartment additionally benefits from one underground parking space.

Kensington Heights is serviced by an onsite concierge and lift.



**Asking price:** £1,800,000

**Tenure:** Leasehold: approximately 985 years remaining

**Service charge:** £10,582 per annum, reviewed annually. We have been unable to confirm the next date of review. You should ensure you or your advisors make your own inquiries.

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G







## Location

Campden Hill Road is conveniently located close to Notting Hill Gate with its many shops, cafes and restaurants. Kensington High Street and Kensington Gardens are nearby. 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.



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Approximate Floor Area = 106.2 sq m / 1143 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)



First Floor

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

I would be delighted to tell you more

**Robert French**

020 3892 3576

[robert.french@knightfrank.com](mailto:robert.french@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.

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