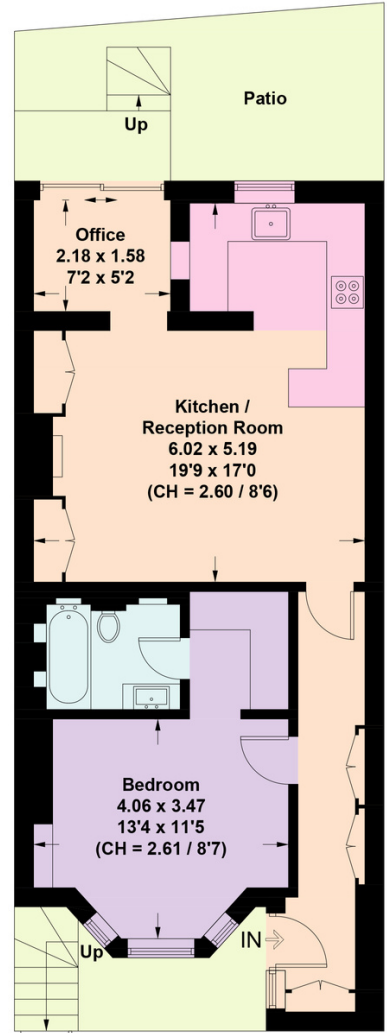




CAMPDEN HILL GARDENS

Kensington, W8




Lower Ground Floor


Approximate Gross Internal Area = 60.8sq m / 654 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. (ID767266)


CAMPDEN HILL GARDENS, KENSINGTON-W8

A beautifully presented one bedroom garden flat on Campden Hill Gardens, W8.


1


1


1


C

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Share of Freehold with approximately 955 years remaining
Service charge: £1,500 per annum, reviewed every year, next review date 2026

Guide Price: £795,000

A beautifully presented one bedroom apartment situated on a quiet cul-de-sac in the Hillate Village. The apartment measures 649 sq. ft, has its own front door and benefits from access to a private paved garden at the rear. The light and well-proportioned accommodation briefly comprises: entrance hall, modern open plan kitchen/reception room complete with a separate study area and sliding doors that provide access to the pretty paved garden. The spacious double bedroom has access to a walk in wardrobe and an en-suite bathroom.

Campden Hill Gardens is a cul-de-sac located a short distance from Notting Hill Gate and is perfectly positioned for the transport links there, while it is also approximately equidistant from the amenities on Westbourne Grove, Kensington



We would be delighted
to tell you more.

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

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

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 KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, 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 KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP