

Campden Hill Gardens, London W8



# A beautiful, turnkey flat in the heart of W8

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Set within a period stucco fronted building, this raised ground floor apartment has been interior designed and refurbished to exacting standards throughout. Accommodation is set out to maximise natural light with an open entertaining space and a modern fitted kitchen. There is also a sizable bedroom with ample built in storage.

The property is well located for the many amenities that both Kensington and Notting Hill have to offer. Excellent transport links include Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.



**Guide price:** £720,000

**Tenure:** Leasehold: approximately 956 years remaining

**Service charge:** £3,500 per annum. We have been unable to confirm the review period and next date of review for the service charge and ground rent. You should ensure you or your advisors make your own inquiries.

**Ground rent:** £100 per annum

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

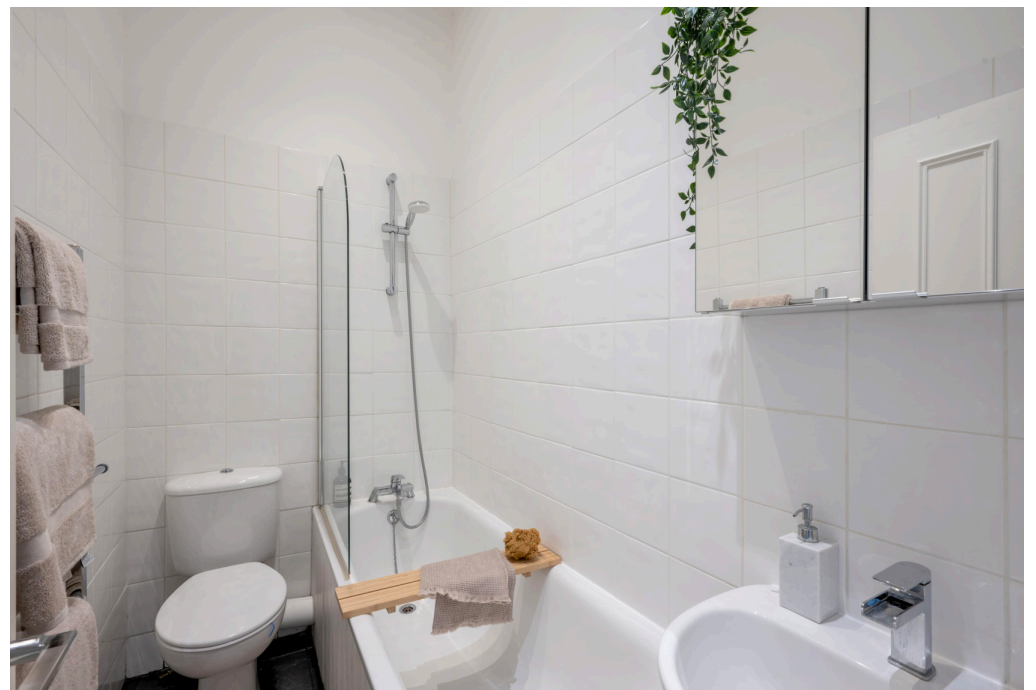
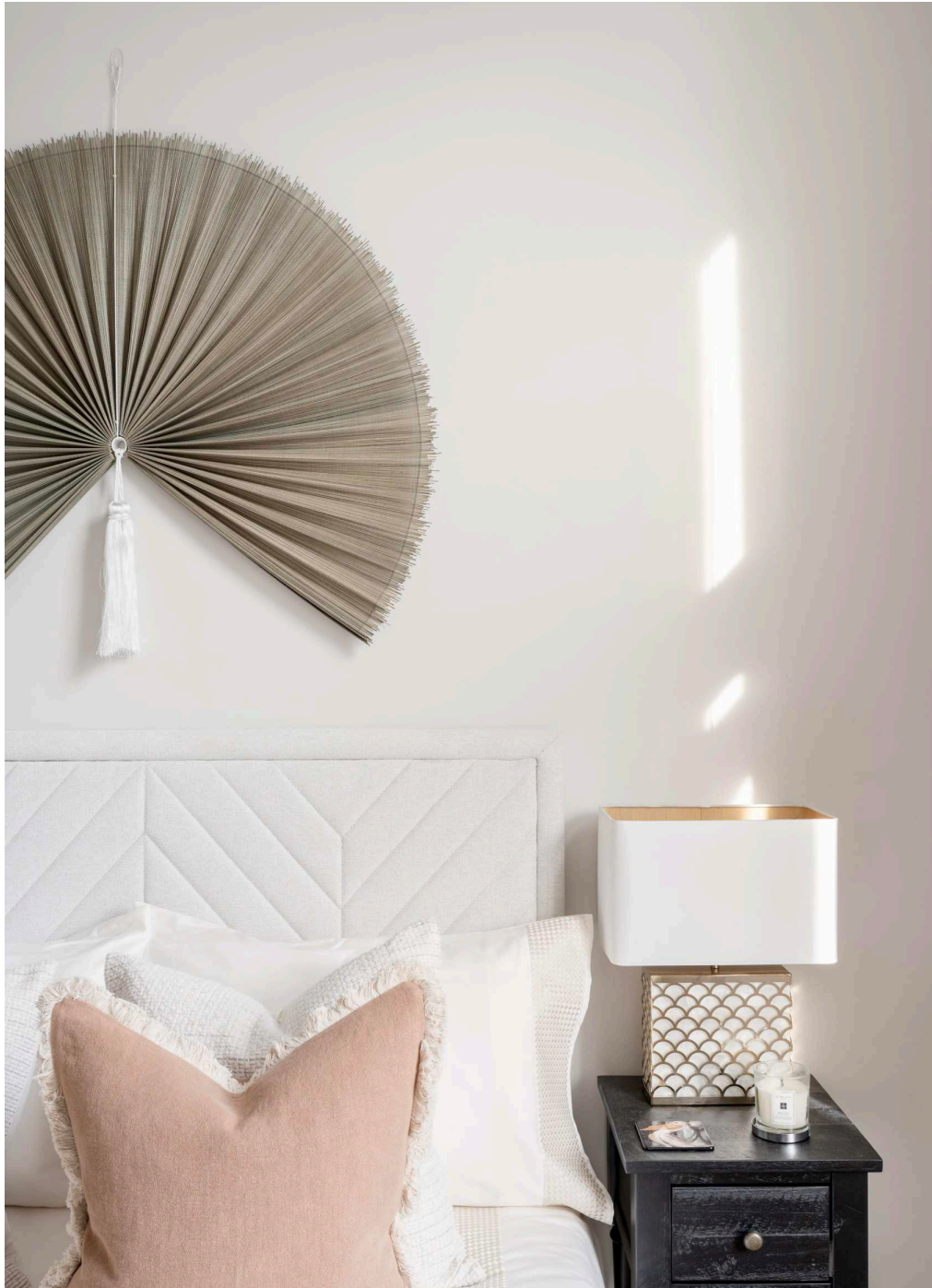
**Council tax band:** C





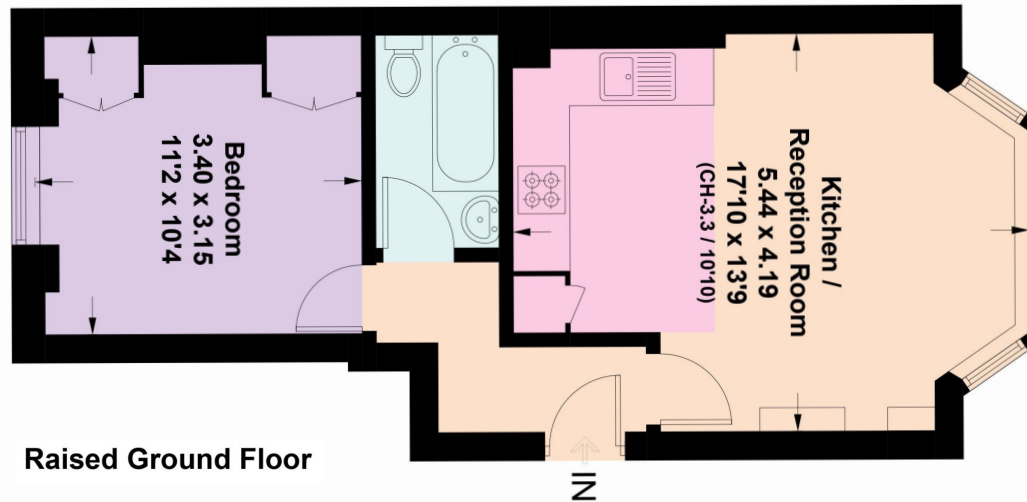
Complementing furniture throughout the apartment are included as part of the sale





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Approximate Floor Area = 38.2 sq m / 411 sq ft  
Including Limited Use Area (0.6 sq m / 6 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.

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I 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 February 2024. Photographs and videos dated February 2024.

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