



Academy Gardens, Kensington **W8**

Academy Gardens Kensington W8

Located within the prestigious and gated development of Academy Gardens is this stunning three bedroom apartment with spectacular living and entertaining accommodation. Comprising of an impressive reception room, a separate dining room with beautiful parquet floors, separate kitchen, utility room, luxurious master bedroom suite with walk in dressing room and a en suite bathroom featuring a separate bath and shower and two further en suite double bedrooms. The property boasts wonderful high ceilings and period features along with fantastic light throughout and an abundance of storage.



Guide price: £7,750,000

Tenure: Share of freehold plus leasehold, approximately 975 years remaining

Service charge: £50,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

This fantastic development also includes communal gardens, swimming pool, private gym, two parking spaces, and concierge.

Academy Gardens is situated on Duchess of Bedford Walk, a quiet street located in between Holland Park and Kensington Gardens, south of Notting Hill Gate and north of Kensington High Street. 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 close by. Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.







Academy Gardens, W8

APPROX. GROSS INTERNAL AREA *
3013 Sq Ft - 279.91 Sq M



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

knightrank.co.uk

will.allen@knightfrank.com

I would be delighted to tell you more

Will Allen

020 3892 3575

will.allen@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 September 2024. Photographs and videos dated September 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.