



Academy Gardens, Kensington W8

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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: £7,400,000

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.

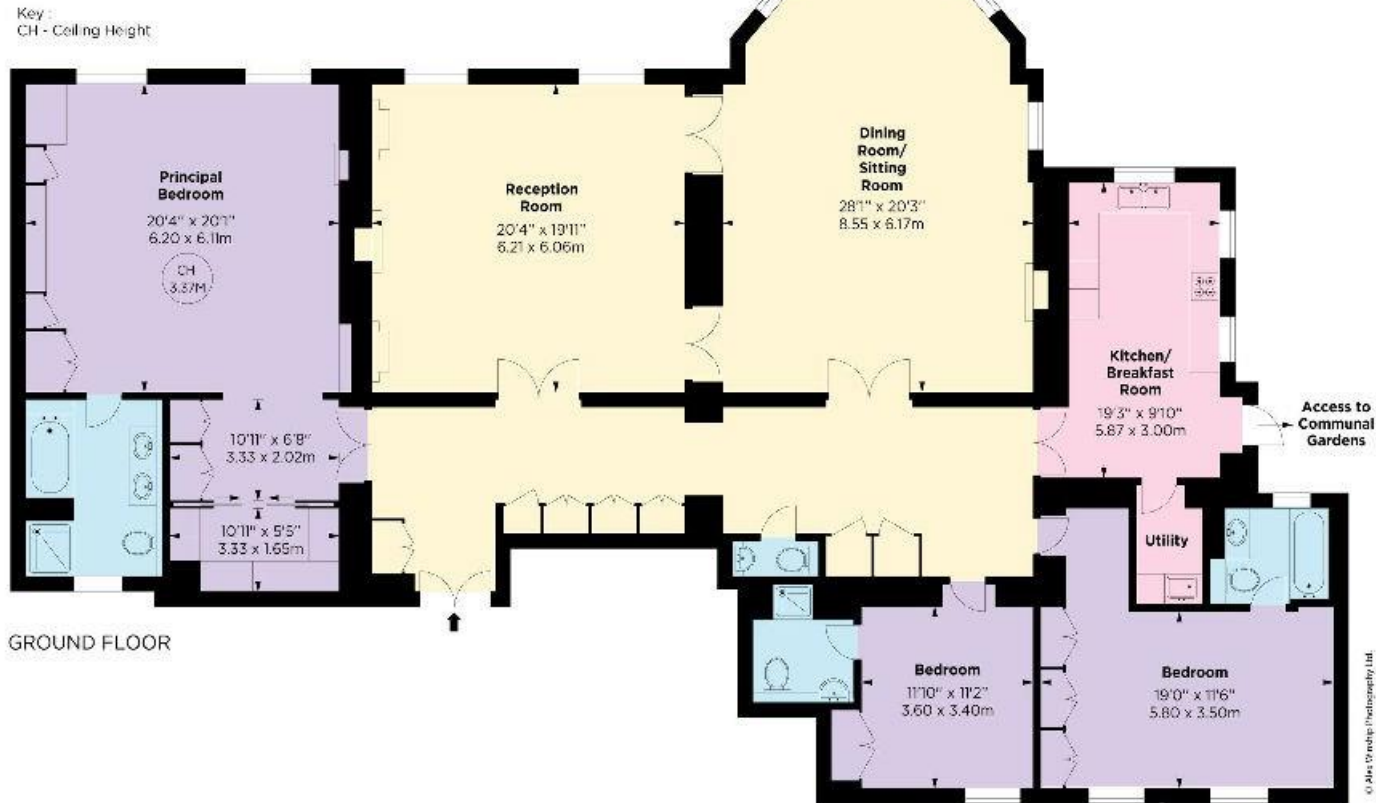






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APPROX. GROSS INTERNAL AREA *
3013 Sq Ft - 279.91 Sq M



Knight Frank
Kensington

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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 September 2024. Photographs and videos dated September 2024.

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