



PRIVATE GATED DEVELOPMENT WITH 24HR CONCIERGE, LEISURE FACILITIES AND PARKING

ACADEMY GARDENS, DUCHESS OF BEDFORDS WALK, LONDON, W8 7QQ

Guide Price £4,950,000 - Share of Freehold



BRIGHT TWO DOUBLE BEDROOM APARTMENT WITH WONDERFUL VIEWS

ACADEMY GARDENS, DUCHESS OF
BEDFORDS WALK, LONDON.

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• reception/dining room • kitchen • master
bedroom suite • second bedroom • utility room •
secure underground parking space • shower room
• 24 hr concierge • communal gym and swimming
pool

- EPC Rating = E
 - Council Tax = tbc
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Situation

Academy Gardens is located on Duchess of Bedford's Walk, a tree lined street a little to the north of Kensington High Street. It is therefore ideally located for the area's many excellent shops, restaurants, cultural attractions and convenient transport links, as well as both Holland Park and Kensington Gardens.

Description

Positioned over the top two floors, this exceptional apartment enjoys wonderful natural light throughout and excellent views, particularly from the reception room that overlooks the landscaped grounds and manicured communal gardens. Academy Gardens is a prestigious gated development, renowned for its grand entrance building known as The Refectory, its superb 24 hour concierge and valet parking service as well as the communal gymnasium and swimming pool.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

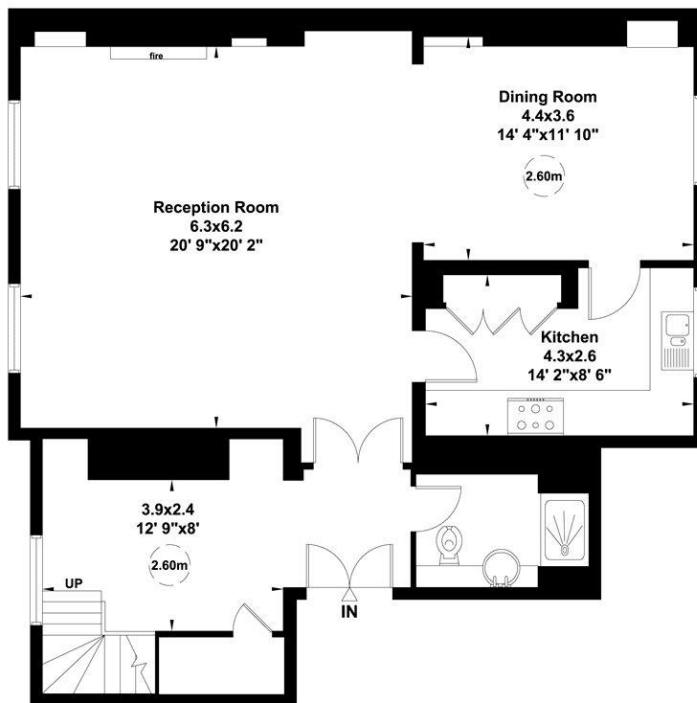




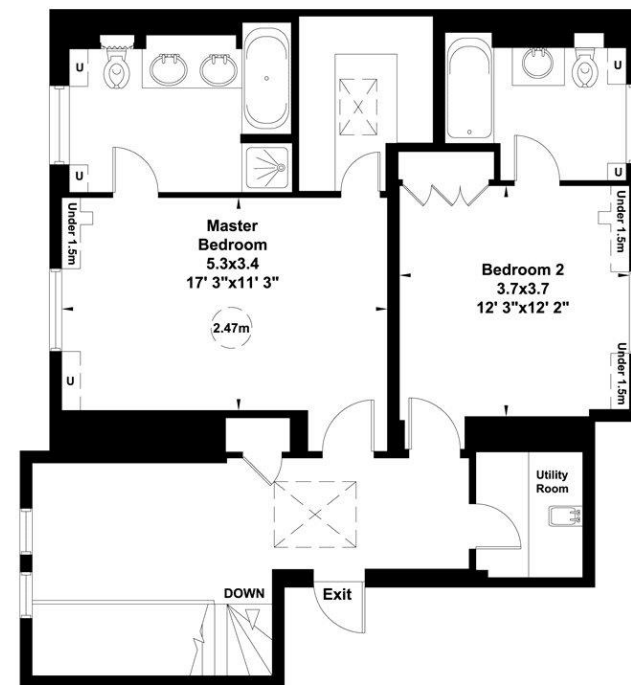
Academy Gardens, W8

Gross internal area (approx.)
 184 Sq m (1980 Sq ft) Including Under 1.5m
 182 Sq m (1959 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Fourth Floor



Fifth Floor



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