



AUBREY WALK
LONDON, W8

Asking Price £14,000,000, Freehold



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- EPC Rating = C
 - Council Tax = H
-

Situation

Aubrey Walk is a delightful road on the south side of Campden Hill Square and this house is opposite the renowned Campden Hill Tennis Club.

The property is roughly equidistant between the underground stations of Holland Park (Central Line) and Notting Hill Gate (Central, District and Circle Lines). Holland Park is within reasonable walking distance, and with a wide range of shopping and restaurants within the area, at Notting Hill Gate, Westbourne Grove and Kensington High Street. Westfields Shopping Centre is approximately a mile away.

Description

This is a unique property resulting from the combining of 2 terraced houses into a new broad fronted house constructed 10 years ago. The ground floor is the largest floor incorporating a large entrance hall, a wonderful light-filled kitchen/ breakfast /family room opening onto the garden, a separate dining room and the principal reception room. It makes for very easy living.

The upper floors offer a series of excellent bedroom suites plus a study culminating in an excellent master suite on the top floor that includes the bedroom, sitting room, dressing room and bathroom with access to a delightful roof terrace with far reaching south facing views.

The lower floor is given over to fitness and leisure with a swimming pool, sauna, gym and party room. Outside there is a good sized lateral garden backing onto the houses and gardens of Campden Hill Square, and 2 off street parking spaces to the front.







FLOORPLANS

Gross internal area: 7200 sq ft, 668.9 m²
Gross external area: FILL IN



Address, Postcode

Gross Internal Area (approx) = 668.8 sq m / 7200 sq ft (Excluding Pool and Void)
Balconies & Terrace Areas = 44 sq m / 473 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(31-39) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		