

ONE KENSINGTON GARDENS
LONDON W8



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This apartment is positioned on the top two floors (third & fourth) and totals 185 sq m (1,993 sq ft). The accommodation is impressive and includes a substantial 36' reception room, kitchen/breakfast room and cloakroom on the third floor whilst upstairs is the master bedroom suite and two further guest bedroom suites.

One Kensington Gardens is a prestigious and recent development in the heart of the Royal Borough. It is looked after by a 24hr concierge service and provides residents with a number of facilities including a swimming pool, gymnasium, sauna and steam room, as well as a conference suite and secure underground parking.

ACCOMMODATION & AMENITIES:

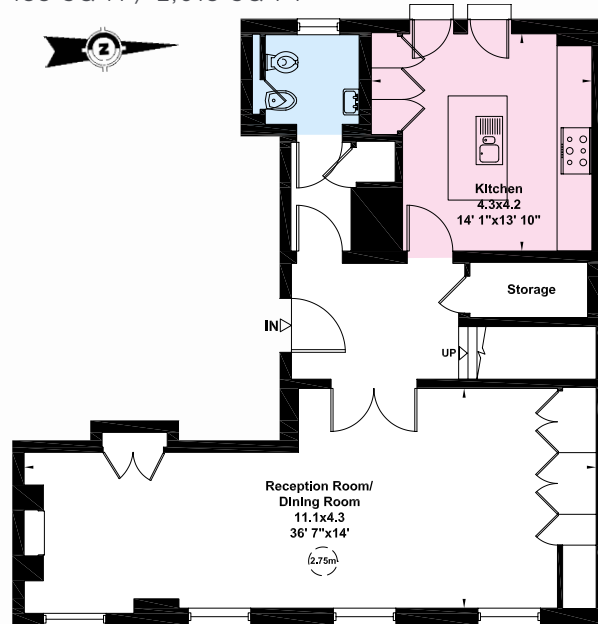
Reception room | Dining room | Master bedroom suite
Two further bedroom suites | Kitchen/breakfast room
Cloakroom | Storage cupboard | Lift | 24hr concierge
Underground parking space | Swimming pool | Gymnasium

Photographs taken in 2018

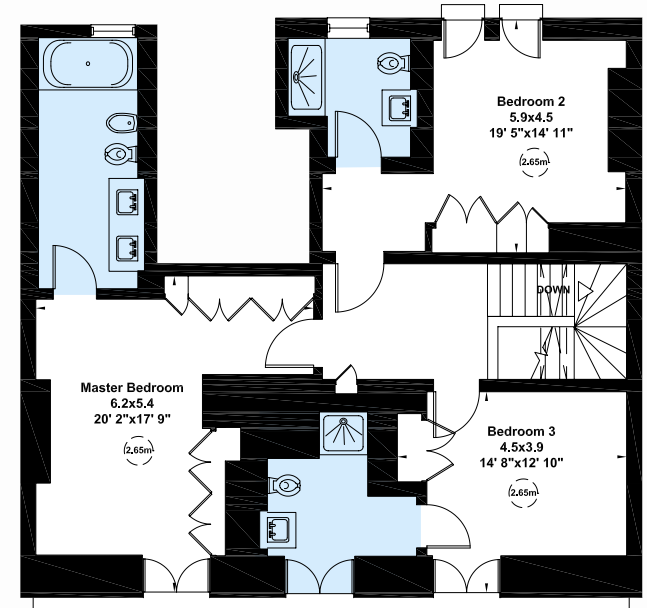
LOCATION

One Kensington Gardens is found immediately to the south of Kensington Gardens/Hyde Park and almost opposite Kensington Palace. It is within easy reach of a number of London's most famous attractions including the Royal Albert Hall and the Victoria & Albert and Natural History Museums, as well as the world famous shopping on Knightsbridge, highly regarded schools and plenty of excellent restaurants. There are also regular and convenient transport links to the City and West End as well as Heathrow Airport via the Underground network (High Street Kensington and Gloucester Road stations).

GROSS INTERNAL AREA (APPROX.)
188 SQ M / 2,018 SQ FT



Third Floor



Fourth Floor

TERMS

PRICE ON APPLICATION

TENURE: Leasehold for an original term of 999 years, expiring 31st December 3013

SERVICE CHARGE: approximately £23,325 for the year to 31st December 2020 (including the car-park charge)

GROUND RENT: Peppercorn

Viewing: Strictly by appointment with Savills & Russell Simpson

Important notice

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