



Two double bedroom top floor duplex apartment with views across the communal gardens.

Academy Gardens, Duchess of Bedfords Walk, London, W8

£4,950,000 Share of Freehold



Excellent position looking over the central fountain and landscaped communal grounds • Bright east / west aspect with far-reaching views • One of the most impressive gated approaches with circular cobbled driveway • Superb facilities including one of the most highly regarded concierge services, pool, gym & valet parking • Convenient location for both Kensington Gardens and Holland Park • Extensive local shopping, restaurant and transport facilities

About this property

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.

Local Information

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.

Tenure

Share of Freehold

Local Authority

Royal Borough of Kensington & Chelsea

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.

Telephone: +44 (0) 20 7535 3300.





Academy Gardens, W8

Approximate Gross Internal Area
2011 sq ft / 186.8 sq m

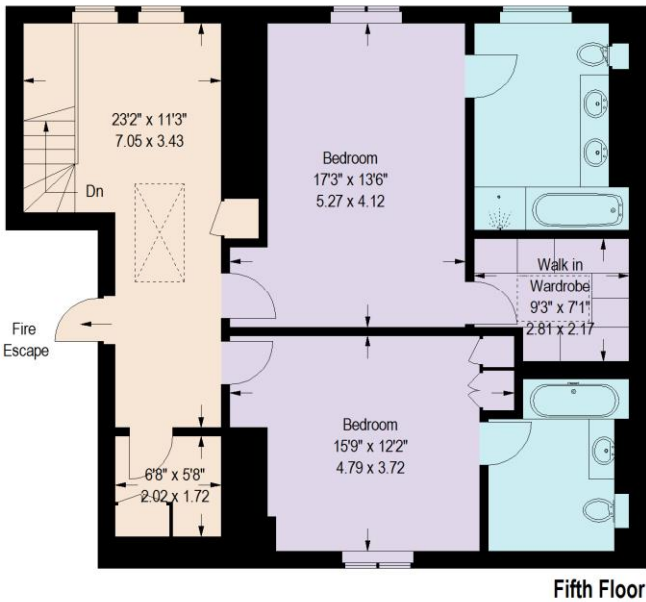
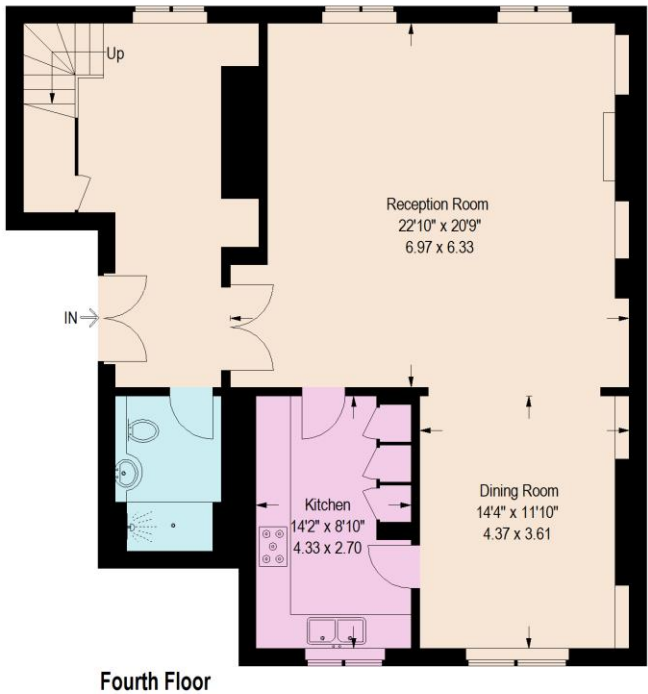



Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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