



A well presented 3 bedroom town house with a garage forming part of a small gated development just off Kensington High Street

Eden Close, London, W8

£2,000,000 Freehold

savills



Situated in a small gated development • Three bedrooms, two bathrooms Town House • Large integral garage • Moments from Kensington High Street • Easy walking distance to Holland Park and Kensington Gardens

#### Local Information

Eden Close is a private gated development located on Adam & Eve Mews which is a pretty cobbled mews located just off Kensington High Street with easy access to the transport links, shops, bars and restaurants it provides. The property further benefits from being situated between Kensington Gardens and Holland Park, so both green open spaces are within a short walk.

#### About this property

Eden Close is a private gated development located on the West side of Adam & Eve Mews and consists of a combination of town houses and apartments. 8 Eden Close is a mid-terraced town house located within the gated courtyard .

The accommodation is laid out on five floors. The ground floor features a large integral garage and utility area with the kitchen and Dining room is located on the first floor. There is also a patio/garden leading out from a the dining room and guest WC on this floor. The double reception room is located on the entire second floor with the bedroom accommodation situated on the third and fourth floors. The master bedroom suite on the fourth floor benefits from a private terrace and a balcony.

The property further benefits from an abundance of light and storage throughout.

#### Tenure

Freehold

#### Local Authority

Royal Borough of Kensington & Chelsea

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.  
Telephone: +44 (0) 20 7535 3300.

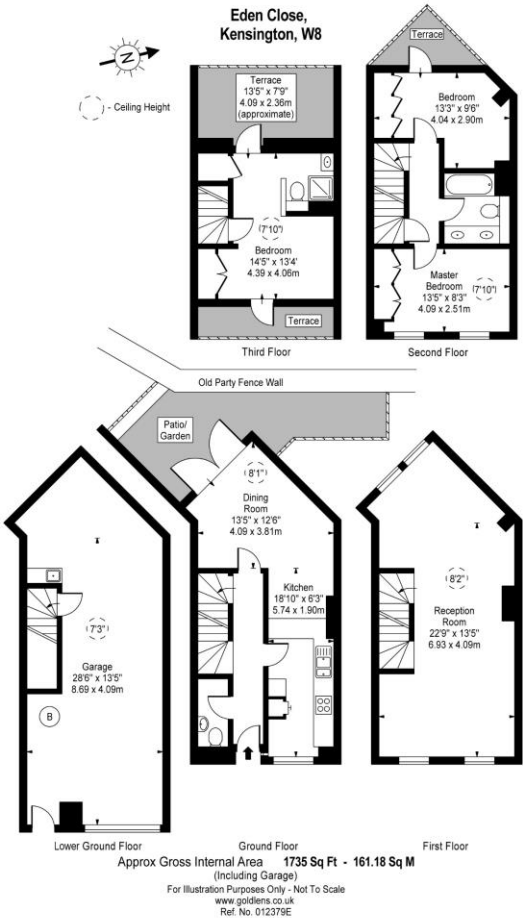






Eden Close, London, W8  
Gross Internal Area 1735 sq ft, 161.2 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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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