

ST. ALBANS MANSION

Kensington, W8



savills



St. Albans Mansion is a grand mansion building on the corner of Kensington Court Place and St. Albans Grove, a favoured neighbourhood in the heart of Kensington. It is a beautiful red brick period architecture dating back to 1894 and is renowned for providing wonderful lateral living in a peaceful setting. Looked after by a resident porter, it also has perhaps the most beautiful passenger lift in this part of London. Within a few hundred meters are a number of shops and restaurants, the open spaces of Kensington Gardens & Hyde Park, convenient bus and Underground links at both Kensington High Street and Gloucester Road (District, Circle & Piccadilly Lines) and well-regarded schools such as Thomas' Preparatory and the French Lycee in South Kensington.



This particular apartment is positioned on the 5th floor and as such, enjoys superb natural light and wonderful views to the south and west across Kensington. Totalling approximately 200sqm (2,149sqft), the living spaces include a double aspect reception room, a separate formal dining room (or a fourth bedroom) and a kitchen breakfast room which all have excellent views to the south and / or west. The main bedroom also has the westerly outlook and is a good size with plenty of built-in wardrobes and an en suite bath & shower room. Finally, there are two guest double bedrooms, one with an en suite shower room, a family bathroom and a utility room.

Accommodation

Reception room ♦ Dining room (bedroom 4) ♦ Kitchen / breakfast room ♦ Main bedroom with en suite bath & shower room ♦ Two guest double bedrooms ♦ En suite shower room ♦ Family bathroom ♦ Utility room ♦ Entrance hall ♦ Resident porter ♦ Lift ♦ EPC=D

Guide Price: £4,200,000
Tenure: Leasehold, expiring 24th March 2134
Service charge: Approximately £7,500 for the current year
Ground rent: £250 per annum (with reviews)
Local Authority The Royal Borough of Kensington & Chelsea



Gross Internal Area (Approx.)
200 sq.m. (2,149 sq.ft.)



Viewing: Strictly by appointment with Savills.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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