

CAMPDEN HILL COURT

LONDON W8



savills



Situation

Campden Hill Court is one of Kensington's most highly regarded mansion buildings being in the sought-after Campden Hill neighbourhood a little to the north of Kensington High Street and between two of London's Royal Parks, Kensington Gardens and Holland Park.. The building dates back to 1898 and is a fine red brick period architecture synonymous with providing generous lateral apartments in a green, leafy part of the Royal Borough with excellent security provided by the 24hr, 365 day a year porter service. There are a number of shops and restaurants nearby, such as Wholefoods and the Michelin Starred Kitchen W8 and also convenient transport links to the City, West End and Heathrow Airport (Central, District & Circle Underground Stations at High Street Kensington and Notting Hill Gate stations, and the Heathrow Express Link at Paddington Station). Furthermore, some of the capitals best primary and secondary schools such as Thomas's, Hawkesdown House, Holland Park School and Foxes are all nearby.



Description

This particular apartment is on the 2nd floor (with lift) with a glorious, bright, open westerly aspect allowing plenty of natural light and with views through trees towards Academy Gardens and the Phillimore Estate. Totalling approximately 214sqm (2,300sqft), the property has been beautifully refurbished by the current owners creating a superb layout with interconnecting formal and informal living spaces, an impressive principal bedroom suite with walk-through wardrobe a second double bedroom suite and a further double bedroom with a separate shower room, a bespoke kitchen with a breakfast bar and also a utility room. Of particular note is the classic period volumes throughout the property (up to 3.10m ceiling heights) which are emphasised by the floor to ceiling windows and French Doors off the reception room that open onto a delightful balcony that is plenty big enough to eat out on – in fact, this is one of only eight apartments in the whole of Campden Hill Court to have proper outside space and an extremely rare asset for a mansion flat to have – and unusually for a period building both the formal reception room and the main bedroom are air-conditioned.

Accommodation

Reception / Dining room ♦ Informal reception room ♦ Kitchen / breakfast room ♦ Main bedroom with walk-through wardrobe and en suite bath & shower room ♦ Guest bedroom suite ♦ Third double bedroom ♦ Guest shower room ♦ Utility room ♦ Entrance hall ♦ Balcony ♦ Air-conditioning ♦ 24hr porter ♦ Lift ♦ Basement storage and designated parking available by separate rental agreement and subject to availability ♦ EPC=D

Guide Price: Price Upon Application

Tenure: Leasehold for an original term of 999 years from 24th March 1984 with a Share in the Company owning the Freehold

Service Charge: £14,750.40 for the current year, including a contribution to the Reserve Fund

Ground Rent: A Peppercorn

Local Authority: The Royal Borough of Kensington & Chelsea



Gross Internal Area (Approx.)
214 sq.m. (2,300 sq.ft.)



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Viewing: Strictly by appointment with Savills.

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