

# KENSINGTON COURT GARDENS

LONDON W8



savills





Kensington Court Gardens is considered one of area's most prestigious mansion buildings. It has a Victorian red brick architecture and is renowned for providing wide lateral apartments ideal for both family living and grand entertaining. Unusually it is wide but relatively shallow and without any significant neighbouring buildings to the front or rear, allowing far-reaching views from almost every room. It is looked after by a resident porter and has stylish communal areas with a large lift to all floors. Located just to the south of Kensington Gardens/Hyde Park, there are a number of renowned amenities nearby including many shops & restaurants, some of the capital's most highly regarded schools (such as Thomas' Prep and the Lycee Francais) and convenient transport links via the underground stations at High Street Kensington (District & Circle Lines), Gloucester Road (Piccadilly, District & Circle Lines) and excellent bus routes into Knightsbridge and the West End.



### Description

For the first time in over 22 years, this magnificent fourth floor apartment has superb lateral space and extends to approximately 262sqm (2,817sqft) with bright far-reaching views across London to the east and west. Upon entering the property, you are met by a wide voluminous entrance hall which in turn allows access to the main focus of the accommodation, the three wonderfully grand rooms along the front of the building which all have large windows, glorious 3.2m ceiling heights, a westerly outlook and excellent natural light. The kitchen/breakfast room and bedrooms are no less impressive with the kitchen and main bedroom in particular having fabulous views down the tree lined Douro Place towards the Queens Tower in the distance. In the same ownership since 1998, the apartment would now benefit from a refurbishment programme and offers the incoming purchaser the opportunity to create a quite outstanding home.

### Accommodation

Formal Reception Room ♦ TV Room / Study ♦ Main Bedroom with En Suite Bath / Shower Room ♦ Bedroom 2 with En Suite Shower Room ♦ Two further Bedrooms ♦ Family Bathroom, Kitchen / Breakfast Room ♦ Utility Room ♦ Entrance Hall ♦ Resident Porter ♦ Lift ♦ EPC=D

<b>Guide Price</b>	Upon Application
<b>Tenure</b>	Leasehold for a term of 999 years from 29th September 1995
<b>Service Charge</b>	Approximately £11,899.16 for the year to 30th June 2021, including a reserve fund contribution
<b>Ground Rent</b>	A Peppercorn
<b>Local Authority</b>	The Royal Borough of Kensington & Chelsea



Gross Internal Area (Approx.)  
262 sq.m. (2,817 sq.ft.)



Fourth Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



Viewing: Strictly by appointment with Savills.

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