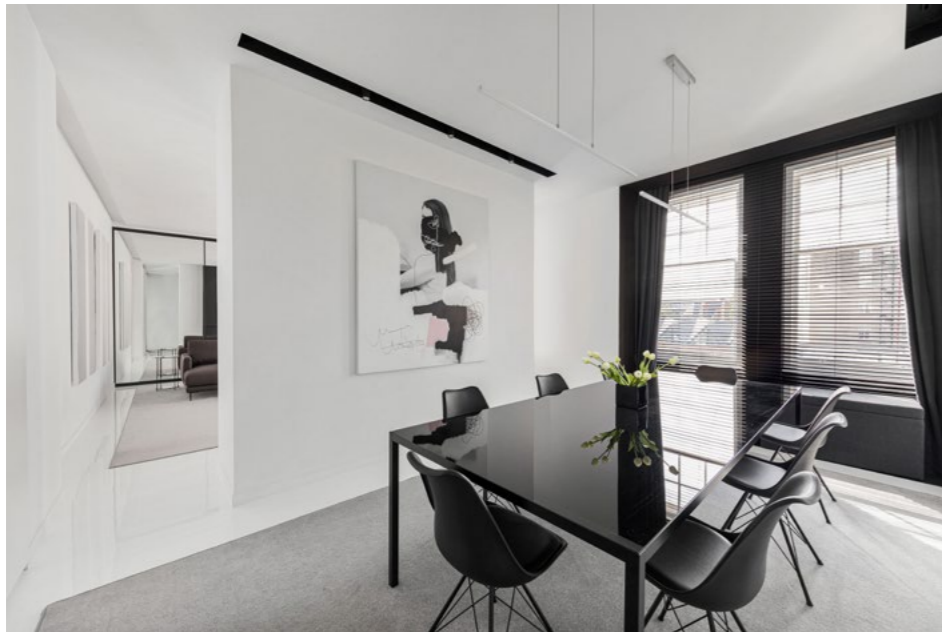




LONDON
W8

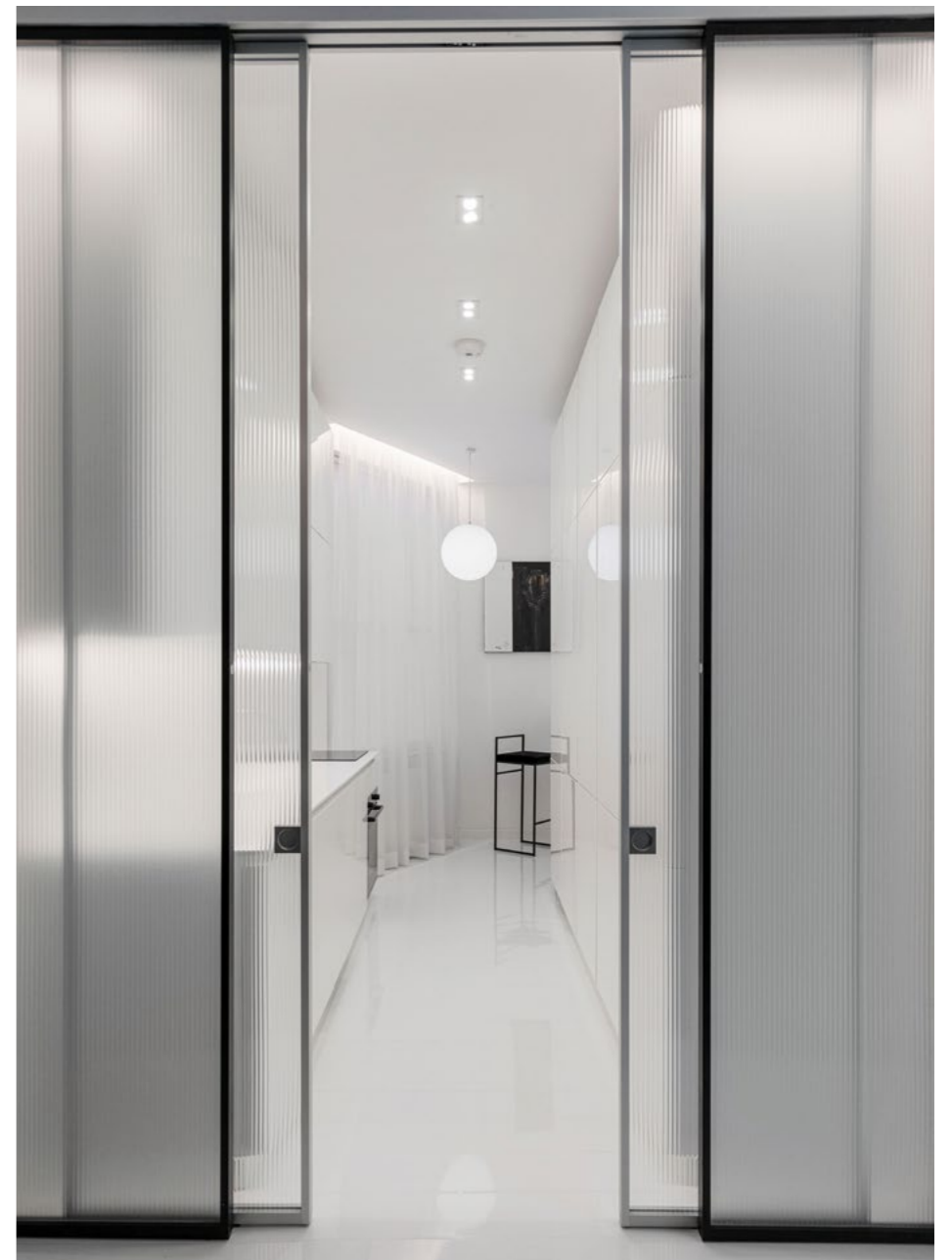
KENSINGTON
COURT
GARDENS



Kensington Court Gardens is considered one of the area's most prestigious apartment buildings. Completed in 1889, it is a late Victorian red brick architecture and is renowned for providing genuinely lateral apartments with large windows ideal for both family living and grand entertaining.

Unusually it is a wide but relatively shallow construction 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 an original mosaic entrance hall and a seven-person lift to all floors.

Located just to the south of Kensington Gardens and Hyde Park - with their beautiful open green spaces, lakes and leisure facilities - there are a number of renowned amenities nearby including many highly-regarded shops, restaurants, gyms, some of the capital's most prestigious schools and colleges and convenient transport links via nearby Underground Stations and Bus Routes into Knightsbridge, South Kensington, the City and West End.



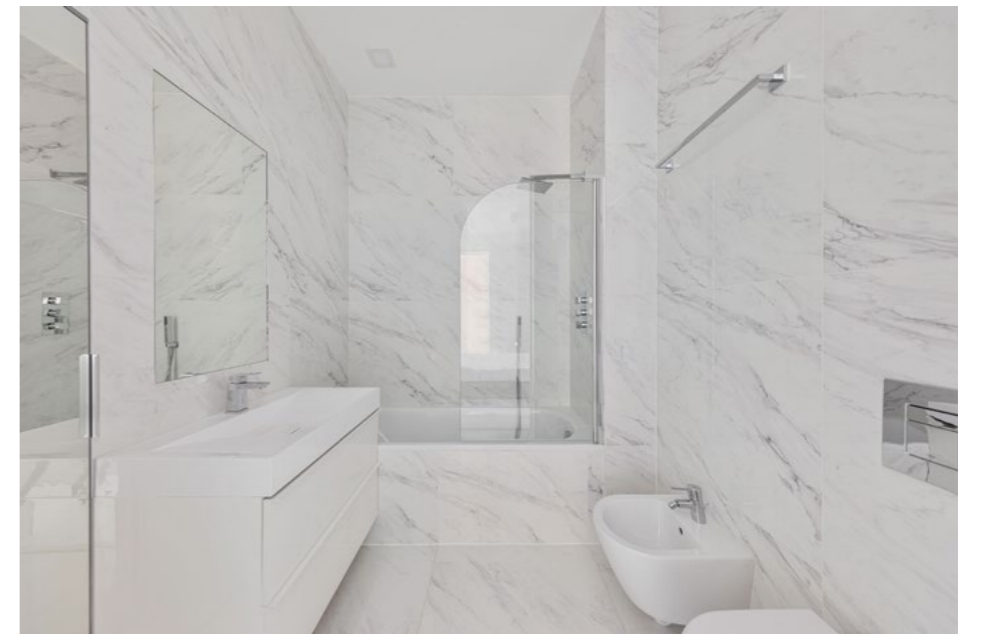
This particular apartment is on the third floor and enjoys a wonderful westerly frontage consisting of the main reception room, dining room and a secondary reception room (or fourth bedroom).

Looking to the east at the rear of the property are the principal bedroom with an en-suite bathroom and dressing room and two further double-bedroom suites, all of which look out over Douro Place and towards the Queen's Tower in the distance.

Comprehensively refurbished in 2018 with an Italian design, the property is a thrilling example of a minimalist, contemporary home, whilst keeping in touch with its historic past, accentuating the classic period volumes (over 3 m ceiling heights throughout) and lateral living that these buildings so well provide. Totalling approximately 2,672 sq ft / 248 sq m, the further accommodation includes a fabulous entrance hall with extensive storage, a fully-fitted kitchen, extensive full-height built-in storage and a guest shower room.

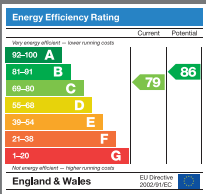
Further selling points are the basement storage room and the parking space in a lock-up garage in neighbouring Kensington Court Mews.

- Reception room
- Dining room
- Kitchen
- Principal bedroom suite
- Two guest double bedroom suites
- Further guest double bedroom four
- Guest shower room
- Utility cupboard
- Entrance hall
- 35m of extensive built-in full-height storage
- Lift
- Resident porter
- Lock-up garage





PARKS		
01	Kensington Gardens	4 mins
02	Holland Park	11 mins
SCHOOLS & COLLEGES		
03	Thomas' Preparatory School, Cottesmore Gardens, W8	2 mins
04	Ashbourne College, Old Court Place, W8	5 mins
05	Collingham College, Collingham Gardens, SW5	15 mins
06	Wetherby Kensington, Wetherby Gardens, SW5	16 mins
07	The Lycée Francais, Queen's Gate, SW7	16 mins
08	MPW College, Queens Gate, SW7	16 mins
HEALTH & FITNESS		
09	Equinox, Kensington High Street, W8	4 mins
10	Virgin Active, Old Court Place, W8	5 mins
SUPERMARKETS		
11	Wholefoods, Kensington High Street, W8	4 mins
12	Marks & Spencer, Kensington High Street, W8	6 mins
CULTURAL ATTRACTIONS		
13	Kensington Palace, W8	7 mins
14	Royal Albert Hall, SW7	14 mins
15	Natural History Museum, SW7	16 mins
UNDERGROUND STATIONS		
16	High Street Kensington, W8 (District & Circle Lines)	6 mins
17	Gloucester Road, SW7 (Piccadilly, District & Circle Lines)	12 mins
BUS STOPS		
18	Kensington High Street, W8 (towards West End, South Kensington)	4 mins



Approximate Gross
Internal Area

2,672 sq ft
248 sq m

Guide Price
£7,150,000

Tenure

A new 999 year lease to be granted, with a share in the company owning the freehold

Ground Rent

Peppercorn

Service Charge

Approximately £18,298 for the year to 30.09.23 including a reserve fund contribution

Local Authority

The Royal Borough of Kensington & Chelsea

Council Tax

Band TBC

EPC

Rating C



Third Floor

