



A superb top floor (with lift) apartment in this portered Victorian mansion building with two roof terraces and access to a private communal garden.

**Campden House Court, 42 Gloucester Walk, London, W8**

Guide Price £3,000,000 Leasehold (Lease Expiry March 2081)





Top floor apartment with two terraces  
Super views across London and over the private Communal Gardens  
Glorious red brick Victorian architecture  
Looked after by a Resident Porter  
Close to shops, restaurants and two Royal Parks

### About

This is a really special top floor (with lift) apartment on almost the highest point in the Royal Borough with views across London to the south and over the private communal gardens and beyond. Totalling approximately 1,783sqft (166sqm) it has a double reception room with hardwood flooring, an eat-in kitchen, two double bedroom suites, a cloakroom and a laundry room. However, one of its main selling points are the two roof terraces overlooking the gardens which is incredibly rare in a mansion building.

### Location

Campden House Court is looked after by a resident porter and one of very few buildings in Kensington with access to a proper communal garden, in this case being the beautiful landscaped gardens between Gloucester Walk and Sheffield Terrace. It is also positioned almost equidistant between Kensington High Street and Notting Hill Gate and therefore has plenty of shops, restaurants and transport links (Central, District & Circle Lines) within walking distance, as well as the open spaces of Kensington Gardens / Hyde Park.  
**Tenure** Leasehold (Lease Expiry March 2081)

**Local Authority** The Royal Borough Of Kensington & Chelsea

**Council Tax** Band = H

**Service charge** £8,811.96 plus a Reserve Fund contribution of £6,800 for the year to 24.12.2022 (paid quarterly) includes buildings insurance, lift maintenance, porter, communal upkeep.

**Ground rent** £300 per annum (paid quarterly).

**Energy Performance** EPC Rating = E

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







Campden House Court, 42 Gloucester Walk, London, W8  
Gross Internal Area 1783 sq ft, 165.6 m²

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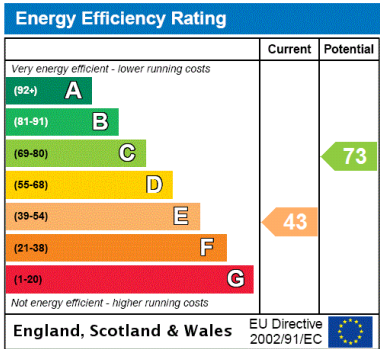
Campden House Court, Gloucester Walk, W8

Gross internal area (approx.)  
167 Sq m (1803 Sq ft) Including Under 1.5m  
166 Sq m (1783 Sq ft) Excluding Under 1.5mm  
For identification only, Not to Scale



Fourth Floor

For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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