

A modern living room with white leather sofas, a large chandelier, and a view into a dining area. The room features a large, multi-bulb chandelier hanging from the ceiling. The sofas are adorned with patterned and solid-colored cushions. A dark wood coffee table sits in the center, holding books and decorative items. In the background, a dining area with a round table and white chairs is visible through an open doorway. The walls are white with decorative paneling, and large windows offer a view of the city.

KENSINGTON COURT GARDENS

LONDON W8

THIS IS A QUITE MAGNIFICENT FOUR DOUBLE BEDROOM LATERAL APARTMENT THAT HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT AND IS NOW PRESENTED IN A BEAUTIFUL CONDITION.

Upon entering the apartment, there is a grand wide hall off which is the formal reception room, dining room and principal bedroom suite, all of which have a bright westerly aspect whilst on the other side are three guest double bedrooms, two of which look down the pretty Douro Place, an en suite shower room, guest shower room and fully fitted kitchen / breakfast room with Messina work tops and Miele appliances. Further finishes include Herringbone engineered oak flooring, bespoke joinery, Carrera marble, crystal chandelier lighting, under-floor heating throughout and unusually for a mansion building, air-conditioning.

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 grand lateral apartments ideal for both family living and grand entertaining. Unusually it is wide but relatively shallow building meaning that almost all the principal rooms have open views. Looked after by a resident porter, it has stylish well-kept communal areas and is located just to the south of Kensington Gardens/ Hyde Park with a number of renowned amenities nearby including many shops & restaurants including Wholefoods, the Michelin Starred Kitchen W8 and Ming Jiang on top of the Royal Garden Hotel). There are also some of the capital's most highly regarded schools, such as Thomas' Prep, Holland Park School and the Lycee Francais nearby along with 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.





ACCOMMODATION

Reception Room, Dining Room, Kitchen / Breakfast Room, Principal Bedroom Suite, Guest Bedroom Suite, Two Further Guest Double Bedrooms, Guest Shower Room, Cloakroom, Utility Room, Entrance Hall, Resident Porter, Communal Storage

Gross Internal Area (approx.)
2,639 sq ft (245 sq m)



Ground Floor



KENSINGTON GARDENS

TERMS

Guide Price: £5,950,000

Tenure: Leasehold expiring 23rd June 2119

Service Charge: £7,176.83 plus a Reserve Fund Contribution of £7,228.82 for the year to 30th June 2022

Ground Rent: Nil

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Savills.

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