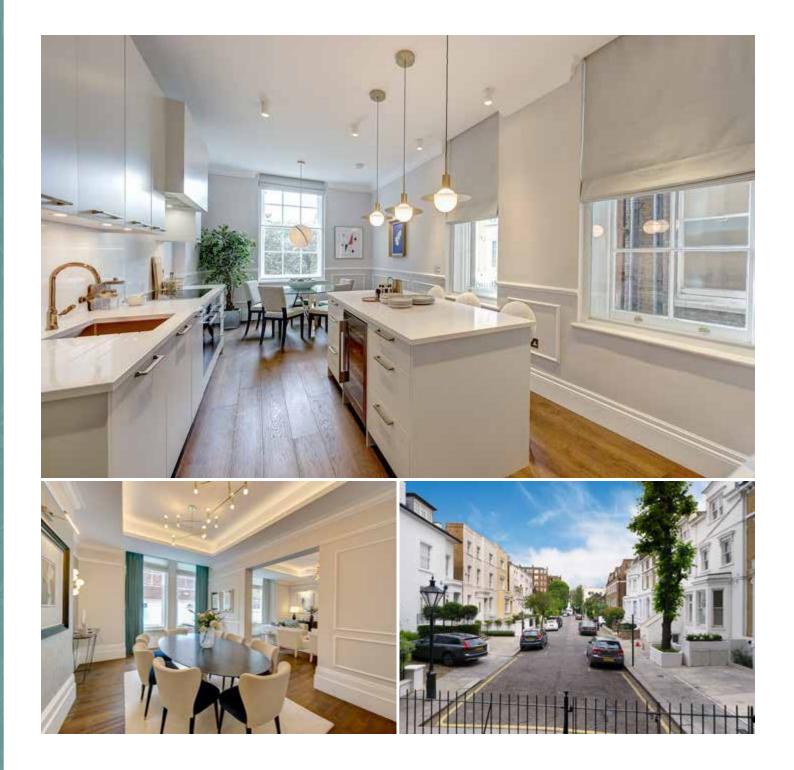


THIS IS A QUITE MAGNIFICENT FOUR DOUBLE BEDROOM LATERAL APARTMENT THAT HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT AND IS NOW PRESENTED IN A BEAUTIFUL CONDITION.

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 transportlinks 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.



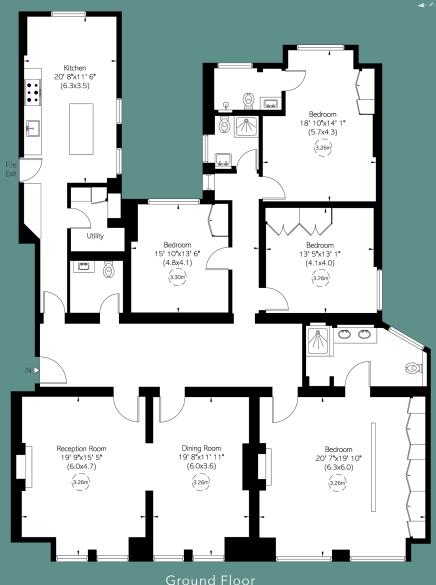




ACCOMMODATION

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)



KENSINGTON GARDENS

TERMS

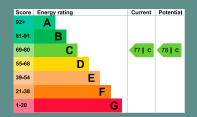
Guide Price: £5.950.000

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

Ground Rent: Nil

Kensington & Chelsea

Council Tax Band H



recycle

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