

YORK HOUSE



YORK HOUSE PLACE W8



Designed by the architect Durward Brown in an early Edwardian style and completed in 1905, York House is arguably the most prestigious and sought-after mansion building in Kensington.

Set in gated grounds and looked after by a team of uniformed porters 24hrs a day, it consists of only thirty apartments and is synonymous with grand period lateral living, with

impressive volumes (over 3m ceiling heights) and neighbours Kensington Palace, all of which have the right to park one car in the surface level car-park

As well as central London's largest park being on the doorstep, York House is also superbly positioned for a number of world renowned amenities including the Royal Albert Hall and the museums of Knightsbridge and South Kensington as well as highly regarded local restaurants

and amenities including the Michelin Starred KitchenW8, the Royal Gardens Hotel's Ming Yang and Launceston Place.

There are also excellent shopping facilities with a number of fashion outlets and supermarkets, convenient transport links at High Street Kensington Underground Station (District & Circle lines) and some of the capital's finest schools including Thomas' Preparatory, Holland Park School and the French Lycee.

Such is the demand for this building, that it is now over 20 years since an upper floor was brought to the open-market and this fifth floor apartment occupies perhaps the best position of all. With a triple aspect (East, South and West), it has spectacular views across Kensington, Palace Green, Kensington Palace and into Kensington Gardens and is flooded with natural light.

Measuring approximately 2,762sqft (257sqm), the accommodation includes a beautifully grand entrance hall with views towards the palace, whilst on the front there is a formal double reception room with dual aspect and a separate family/TV room, both of which open onto the largest balcony of any apartment and looks out to the west. Going further into the property you will find the kitchen/breakfast room,

two guest double bedrooms (one with an en suite shower room), a further single bedroom, guest shower room and cloakroom whilst at the rear is the magnificent principal bedroom suite with its own sitting room and looking out over Kensington Palace and the park beyond.







Accommodation & Amenities

- Double reception room
- Family/TV room
- Kitchen/breakfast room
- Principal bedroom suite
- Two double bedrooms (one with en suite shower room)
- Single bedroom
- Guest shower room
- Cloakroom
- Laundry cupboard
- Entrance hall
- Balcony
- 24hr Porter
- Lift
- Secure underground parking by separate negotiation



Terms

Tenure: Leasehold expiring 23rd June 2989 with a share in the company owning the freehold

Guide Price: £9,000,000

Ground Rent: Peppercorn

Service Charge: Approximately £32,287 for the year to September 2022

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band H, £2,728.94 for 2022-20223

EPC: D





THE SERPENTINE



KENSINGTON GARDENS



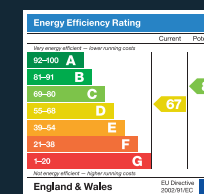
KENSINGTON PALACE



**APPROXIMATE GROSS
INTERNAL AREA**

2,772 sq ft / 258 sq m
including limited use area

2,762 sq ft / 257 sq m
excluding limited use area



Viewing: Strictly by appointment with Savills. Important notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 03/02/23 SAVILLS-230105-06MS-A



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