

Campden Hill Gardens

Kensington, W8



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautiful raised ground and first floor apartment positioned in a well-presented period conversion with a south facing garden.

Campden Hill Gardens, an elegant raised ground and first floor duplex is set within a charming white stucco fronted building, offering a wonderful blend of period features and contemporary living.

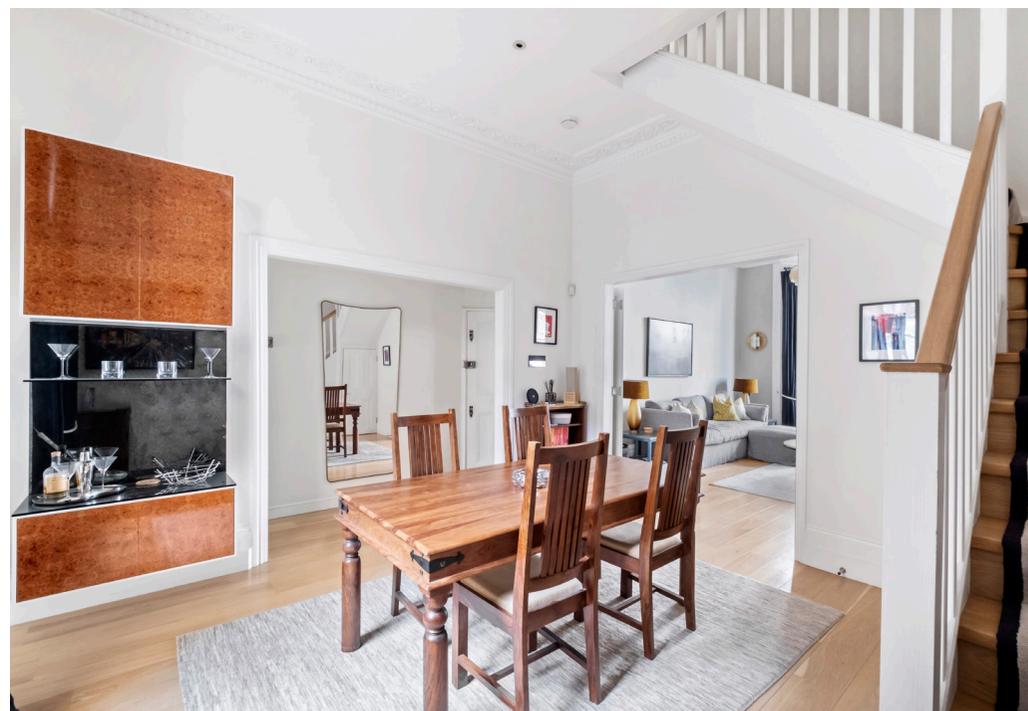


The property

The raised ground floor is centred around a beautifully proportioned double reception room, featuring high ceilings (3.45m), period cornicing and a working gas fireplace, making it an ideal space for both everyday living and formal entertainment. To the rear of the raised ground floor there is a well-presented modern kitchen which flows into a bright south-facing glass extension which opens out on to a private south-facing garden. Upstairs, the principal bedroom provides well balanced accommodation with a completely separate dressing area and stylish en-suite bathroom. A second well-sized double bedroom is serviced via a separate bathroom to complete the accommodation. Situated on Campden Hill Gardens, a peaceful cul-de sac, the property enjoys a quiet and highly desirable residential setting.

Location

Campden Hill Gardens is situated in a conservation area just south of Notting Hill Gate and therefore benefits from the shopping and transport facilities of the area. Holland Park and Kensington Gardens are also nearby.







Floorplans

Gross internal area 1,456 sq ft (135.30 sq m) excluding loft

Loft 46 sq ft (4.28 sq m)

Inclusive total area 1,502 sq ft (139.58 sq m)

For identification purposes only.

General

Tenure: Leasehold expires 01/03/2983 (approx. 957 years remaining)

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: ADHOC Basis (Flat B contributes 40% to the SC)

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: D

Parking: The Royal Borough of Kensington & Chelsea (Residents Permit)

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Kensington

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

