




Campden Hill Gardens


Kensington, W8


**STRUTT
& PARKER**


BNP PARIBAS GROUP


An impressive 4/5 bedroom house in the heart of Kensington with air conditioning, private parking and a west facing garden.


**2 RECEPTION ROOMS**


**4/5 BEDROOMS**

**4 BATHROOMS**

**2,405 SQ FT**

**FREEHOLD**

**ASKING PRICE
£4,450,000**

**OFF STREET PARKING**

The property

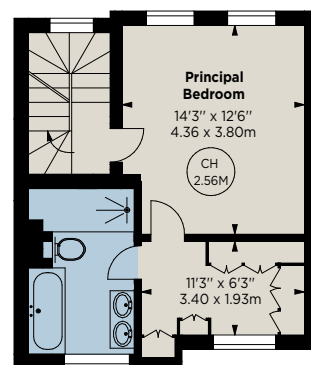
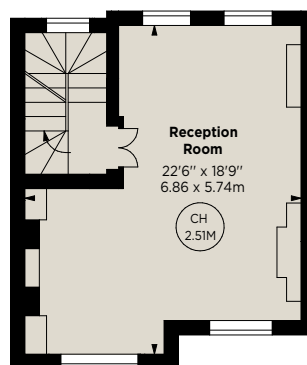
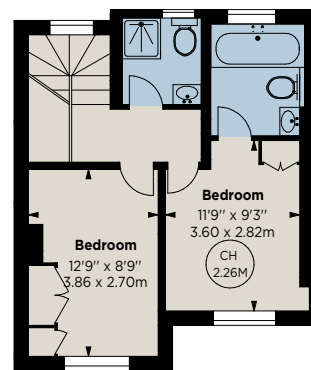
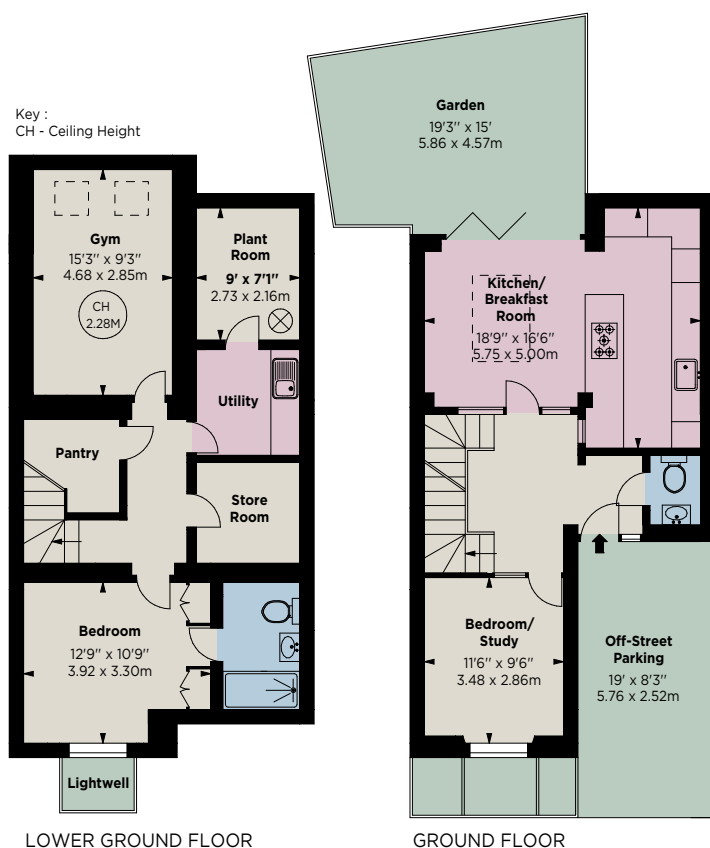
A stunning 4/5 bedroom family house with excellent living space, air conditioning, a gym, a west facing garden and off street parking.

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.



Key :
CH - Ceiling Height



Floorplans

Gross internal area 2,405 sq ft (223.42 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: C

Parking: Off street and residents' parking available

Broadband: Available

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 January 2025. Particulars prepared January 2025. 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.

**STRUTT
& PARKER**

BNP PARIBAS GROUP