

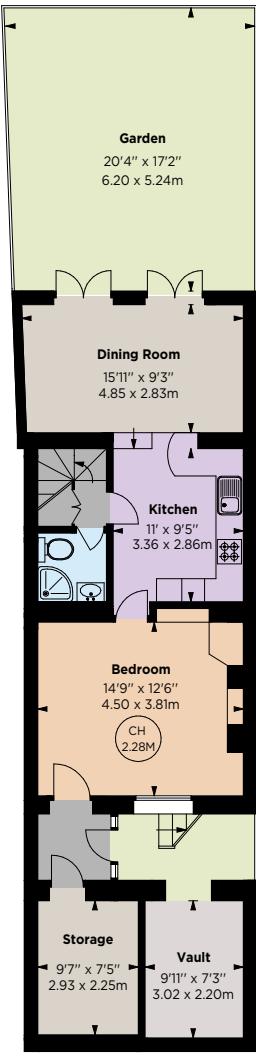
# Campden Hill Road

Kensington, W8

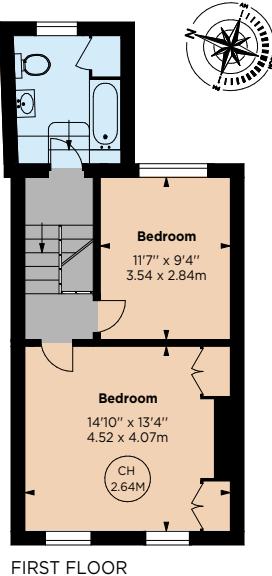
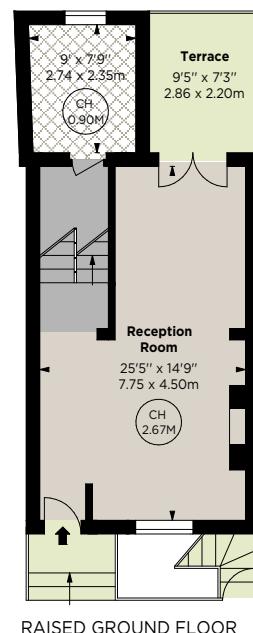


**STRUTT  
& PARKER**

BNP PARIBAS GROUP



Key :  
 CH - Ceiling Height  
 - Under 1.5m



LOWER GROUND FLOOR

**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for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5.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 February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



In need of modernisation  
 an attractive three-bedroom  
 house occupying 1,537 sq ft  
 over three floors with a lovely  
 private garden.

The house has excellent entertaining space  
 which includes a ground floor reception  
 room leading out to a terrace as well as a  
 kitchen family room.

Campden Hill Road benefits from the shopping and  
 transport facilities of Kensington High Street and  
 Notting Hill Gate and is close to the open spaces of  
 Kensington Gardens and Holland Park.

## Floorplans

**Gross internal area 1,537 sq ft (142.81 sq m)  
 excluding external vault  
 Vault 68 sq ft (6.41 sq m)  
 Total 1,606 sq ft (149.22 sq m) including 6.56  
 sq m of under 1.5m area  
 For identification purposes only.**

## General

**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC Rating:** D

**Parking:** Resident permit parking available

**Broadband:** High Speed internet available

**Asking Price:** £1,750,000

## 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