



Campden House Court, Gloucester Walk, Kensington, W8

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Campden House Court, Gloucester Walk, Kensington, W8

An elegant and light filled four bedroom apartment laterally arranged over the raised ground floor of this highly regarded, red brick mansion block. The semi-open plan reception room/dining room provides great living and entertaining space given its generous size, dual aspect position and abundance of natural light.

The apartment further comprises a welcoming entrance hall and a large eat-in kitchen. The bedroom accommodation is well-balanced and offers a spacious principal suite with views towards the communal gardens, two double bedrooms, and a further bedroom that is currently used as a study. There is a family bathroom, a cloak room toilet and good storage throughout.

Campden House Court is looked after by a resident porter and one of very few buildings in Kensington with access to an established communal garden, in this case being the beautiful landscaped gardens between Gloucester Walk and Sheffield Terrace. It is also positioned almost equidistant between Kensington High Street and Notting Hill Gate and therefore has plenty of shops, restaurants and transport links within striking distance, as well as the open spaces of Kensington Gardens & Hyde Park.

Reception room | Dining room | Kitchen
Principal bedroom en suite bathroom | Three further bedrooms | Further bathroom | Guest cloakroom | Communal Gardens | Porter | Lift
EPC Rating D

Terms

Tenure: Leasehold; expiry 24/03/2171
therefore approximately 147 years remaining

Service Charge: Service charge £18,455 pa, £4,613.65 per quarter which includes a contribution to the reserve fund (£1,700)

Ground Rent: Peppercorn

Council Tax: Band H

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £1,950,000





Approx. Gross Internal Area 1,877 sq ft (174.37 sq m)
Including all areas under 1.5m head height



Kensington

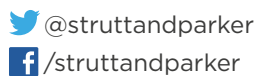
103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com

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 November 2023. Particulars prepared November 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 45 offices across England and Scotland,
including Prime Central London

For the finer things in property.

