



Campden House Court, Gloucester Walk, Kensington, W8

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# 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

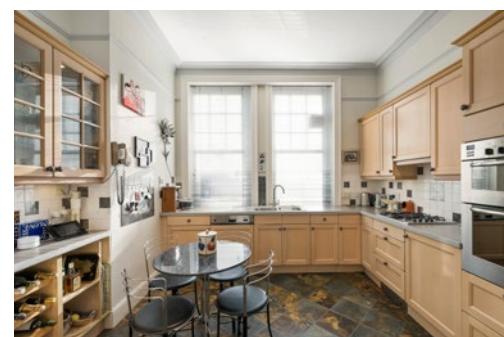
**Tenure:** Leasehold; expiry 24/03/2171  
therefore approximately 147 years remaining  
**Service Charge:** Service charge £18,455  
pa, £4,613.65 per quarter which includes a  
contribution to the reserve fund (£1,700)

**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

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