

Edge Street Studios

Kensington, W8



Edge Street is a cul de sac in the sought-after area of Hillgate Village.

The apartment is located on the south side of the street. This bright one bedroom second floor apartment is one of only four in the building and is replete with character throughout. The four apartments were originally artists' studios.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LEASEHOLD



670 SQ FT



**ASKING PRICE
£885,000**



The property

This fabulous property is spacious, has high ceilings and is full of original features. The double bedroom with fitted cupboards, sits alongside a bathroom with its original tiled floor and Catchpole and Rye bathroom fittings. The separate kitchen with a dishwasher has also external stable door access. There is a large wooden floored attic with ample storage space.

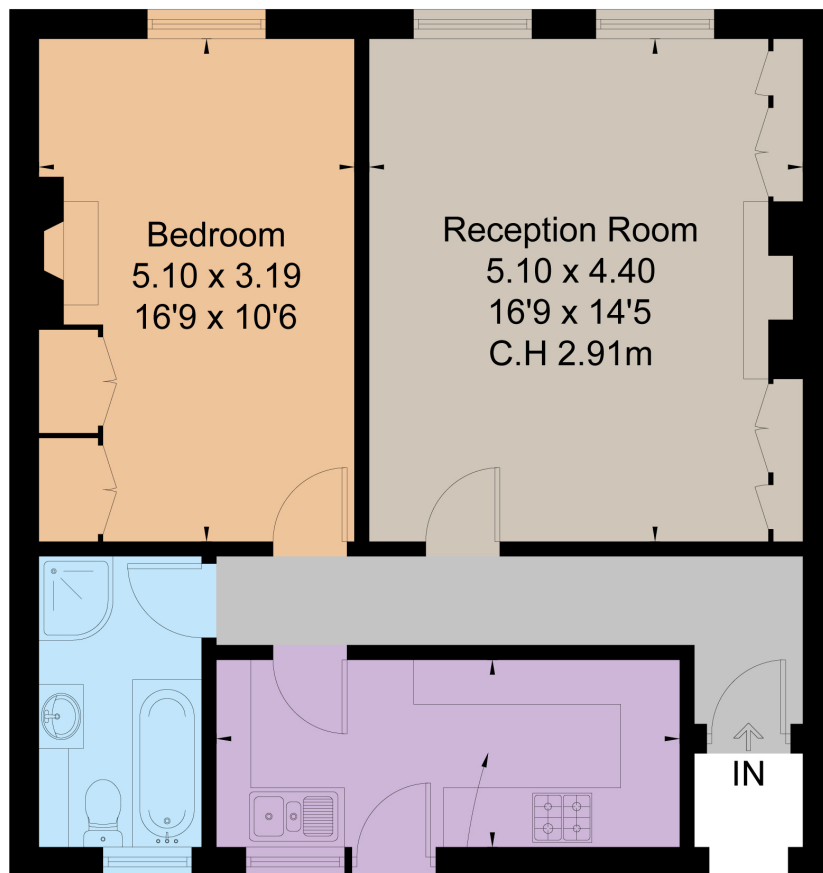
Location

Edge Street is located in the Kensington Conservation area. It is close to the excellent Fox Primary and Weatherby Nursery Schools. There is residence and metered parking in the street. Notting Hill Gate underground station (Central, District and Circle line) is close by as are numerous bus routes.

The area has many shops, restaurants, a cinema, theatre, and other amenities. Edge Street leads onto Kensington Church Street and down to Kensington High Street. The open and green spaces of Holland Park, Kensington Gardens and Hyde Park are nearby along with Kensington Palace, the Design Museum, and other places of interest.







Second Floor

Kitchen
4.69 x 1.95
15'5 x 6'5

Floorplans

Gross internal area 670 sq ft (62.2 sq m)
including loft space
For identification purposes only.

General

Tenure: Leasehold of 146 years expiring 23/06/2171

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £480.00 per annum and maintenance on an Ad Hoc basis

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: D

Parking: Residents' permit

Broadband: High speed internet 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 June 2025. Particulars prepared June 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.

