



Victoria Road

Kensington, W8

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immaculately presented and recently refurbished one bedroom duplex apartment with private on street entrance.

The apartment offers a spacious bright reception room with a separate and fully integrated kitchen (bespoke by Martin Moore) fitted throughout with Miele, Gaggenau and Siemens appliances. The principal bedroom, dressing room, en suite bathroom, utility room and storage room occupy the lower ground floor.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LEASEHOLD



1,576 SQ FT



**ASKING PRICE
£2,600,000**



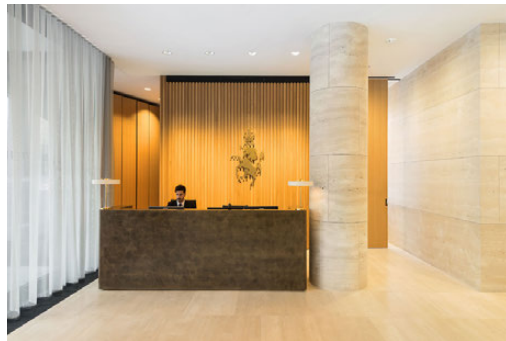
The property

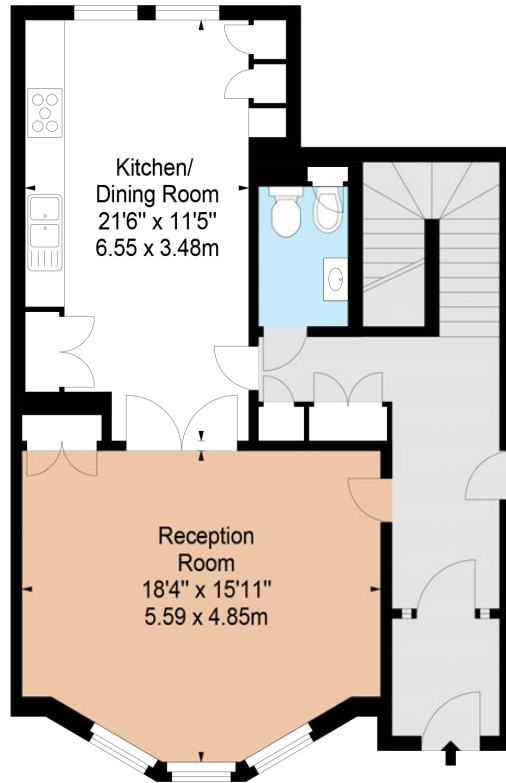
The apartment is situated within the renowned development of One Kensington Gardens designed by Sir David Chipperfield. Residents benefit from a 24-hour dedicated concierge / security, valet parking (with a private allocated space), health spa, 25m indoor swimming pool, a private health and fitness centre, sauna and steam in addition to private treatment rooms. The property also has fully integrated WiFi connected ceiling speakers in both the reception room and bathroom.

Location

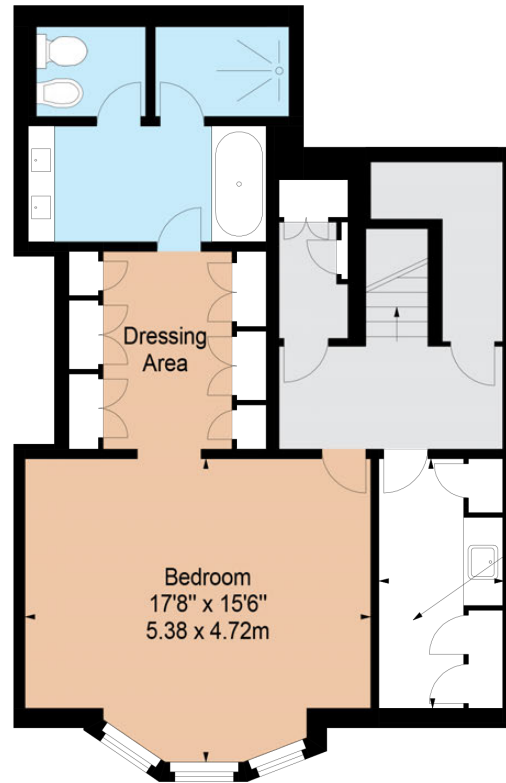
One Kensington Gardens is situated in the heart of London's illustrious Royal Borough, opposite Kensington Palace Gardens and Hyde Park, and within walking distance of the shopping and transport facilities of Kensington High Street and Knightsbridge.







GROUND FLOOR



LOWER GROUND FLOOR

Floorplans

Gross internal area 1,576 sq ft (146.41 sq m)
For identification purposes only.

General

Tenure: Leasehold of 987 years 10 months years from January 1st 2014

Local Authority: Royal Borough of Kensington & Chelsea

Service Charge: £14,760.79 per annum

Ground Rent: Peppercorn

Council Tax: Band H

EPC Rating: C

Parking: Underground - private allocated space

Broadband: Available

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Kensington

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