

# ACADEMY GARDENS

Kensington • London



**HARWOOD**  
ADVISORY

A spacious and light Penthouse apartment with a south facing terrace in this highly attractive building in Kensington W8.

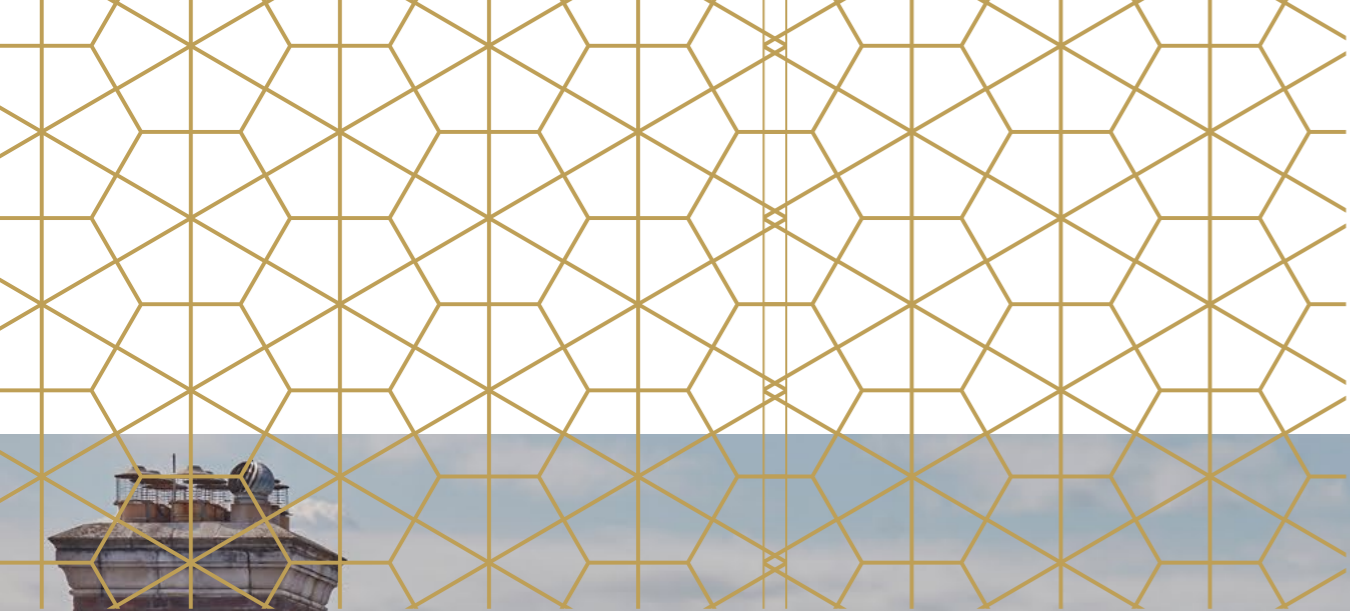
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Laid out over the 4th and 5th floor with windows on both sides there is a large reception room with access onto the terrace and a well equipped separate kitchen on the top floor.

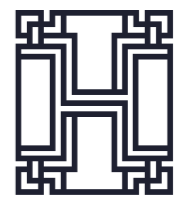
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The 4th floor has a generous principal bedroom with a dressing area and ensuite bathroom. There are three further bedrooms, all with ensuite bathrooms plus a guest WC.



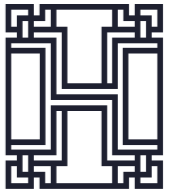
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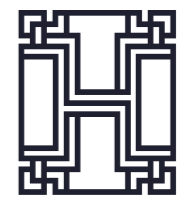
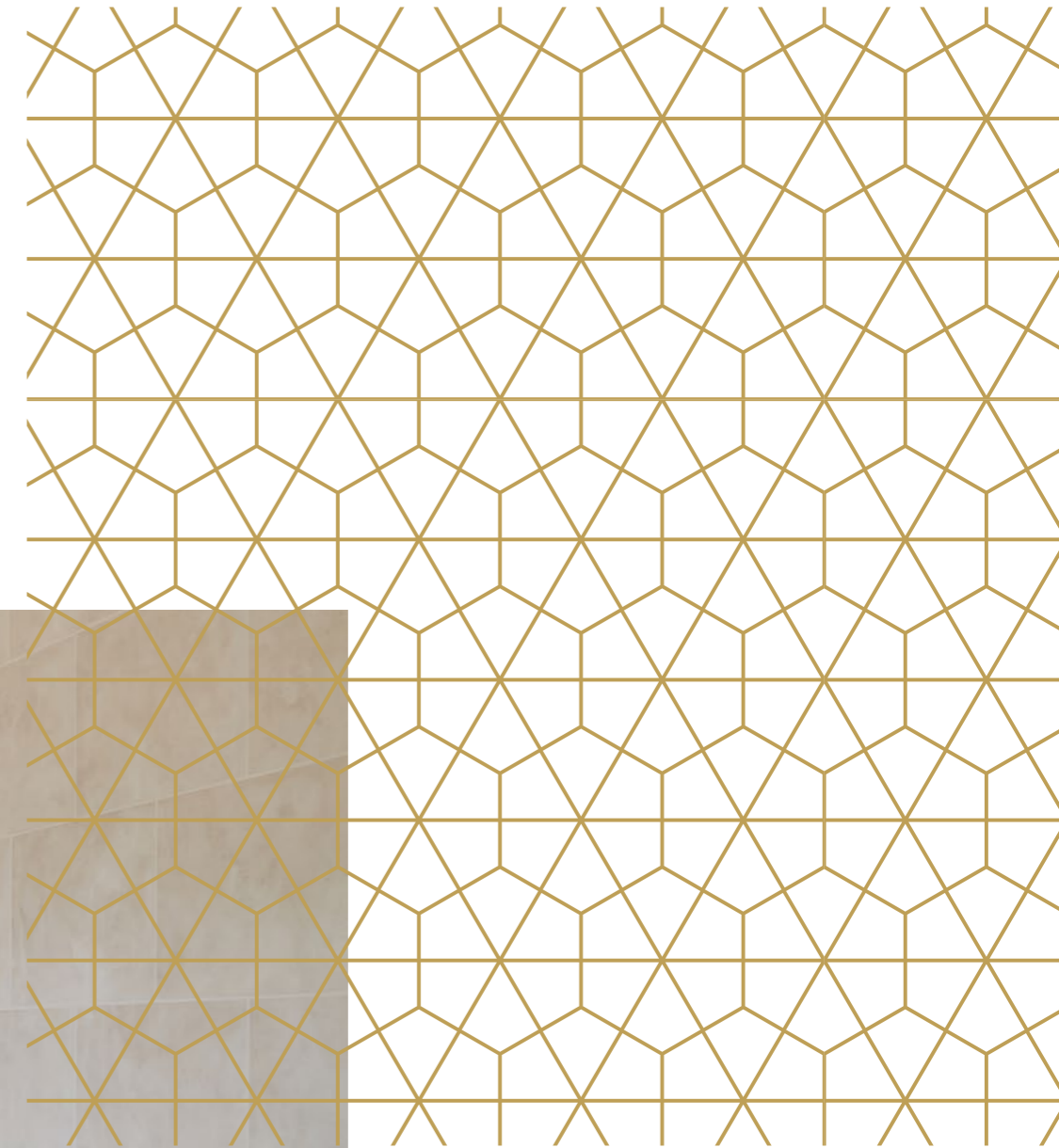
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Academy Gardens is an architecturally significant Grade II listed building with one of the most impressive gated approaches with a circular cobbled gateway and arranged around an open garden square.

The development has a 24-hour concierge and security located in the grand entrance known as The Refectory, valet and underground parking, gym and an indoor swimming pool.

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Academy Gardens is situated on Duchess of Bedford Walk, a quiet street located at the top of the Phillimore Estate in between Holland Park and Kensington Gardens, south of Notting Hill Gate and north of Kensington High Street.



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It is equidistant to the local amenities and transport links of both Kensington High Street (Circle & District Underground Lines) and Notting Hill Gate (Central Underground Line). All times and distances are approximate.

## **Local Authority**

Royal Borough of Kensington and Chelsea

## **Service Charge 2022/2023**

Approximately £59,127.96 inclusive of Sinking Fund, payable half yearly.

## **Approx. Gross Internal Area**

3,125 sq.ft / 290 sq.m

## **Leasehold**

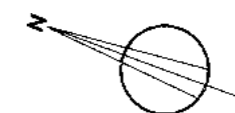
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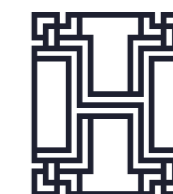
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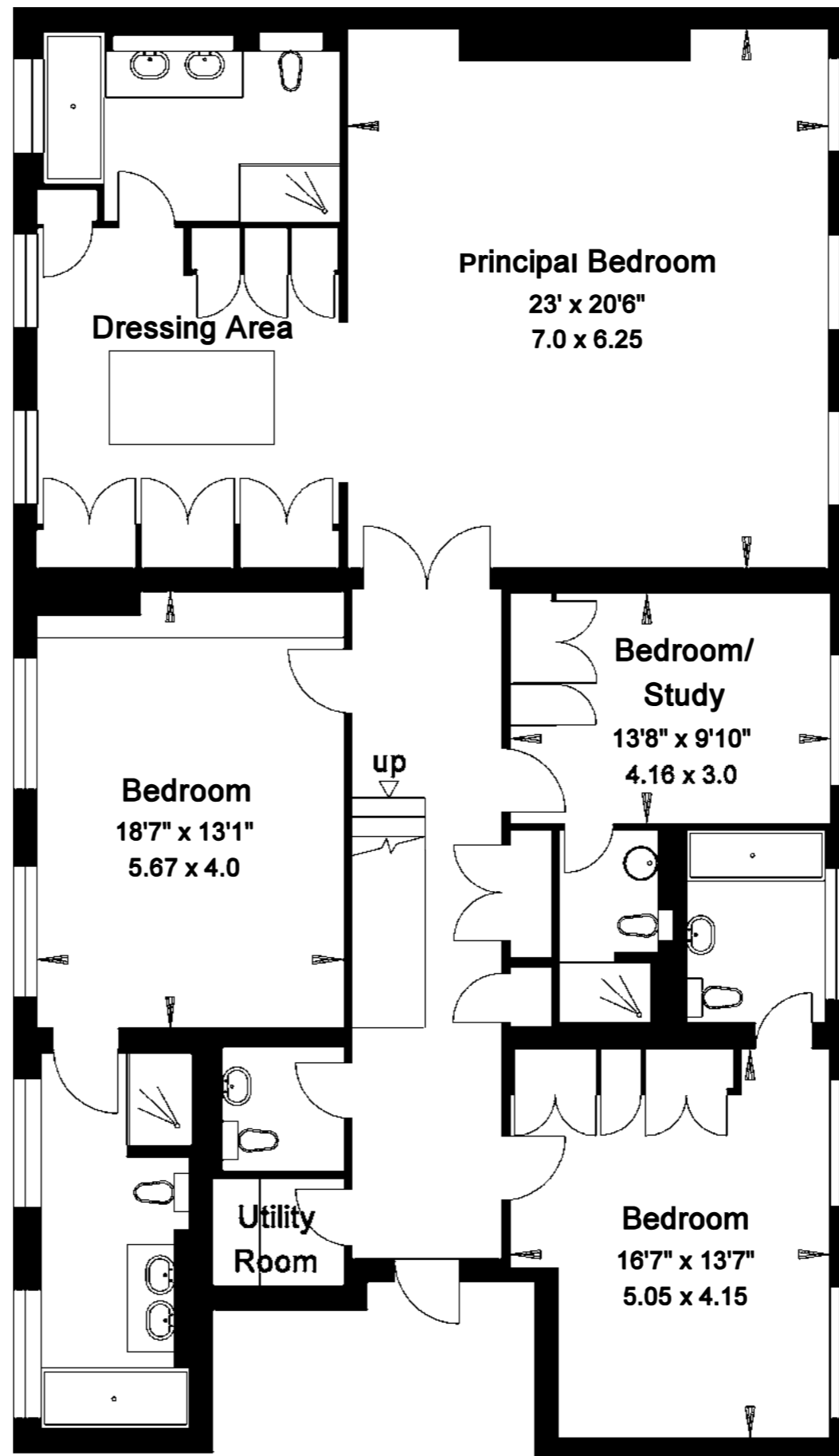


67 Academy Gardens  
Duchess Of Bedford Walk  
London W8

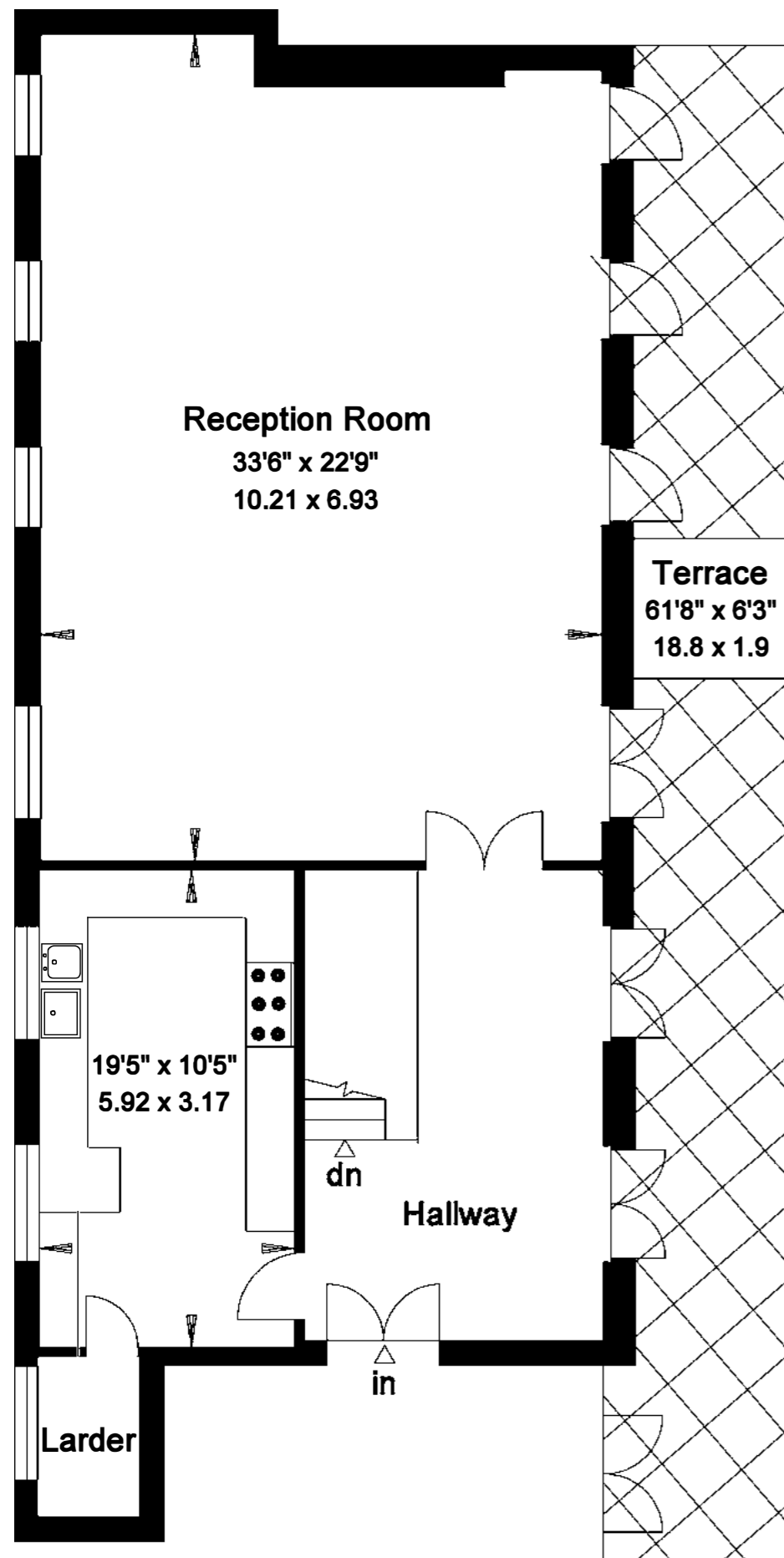
Gross Internal Area = 290 sq. metres  
3125 sq. feet



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Fourth Floor



Fifth Floor

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