

CAMPDEN HILL ROAD

KENSINGTON W8



This stunning raised ground floor apartment benefits from extraordinarily high ceilings and wonderful natural light, being a corner building, with southerly and westerly exposures.

Features include a grand entrance hall, a stunning kitchen/dining room, a spectacular drawing room and two very large bedrooms. There is a separate charming study which could be a third bedroom alternatively there is a separate bedroom but accessed externally from the main common parts of the building.

118 Campden Hill Road was designed by the famous Victorian architect Richard Norman Shaw in 1876. The building is Grade 11 listed. It sits on the corner of Campden Hill Road and Peel Street. Both Notting Hill Gate and Kensington High Street are within easy walking distance, with their array of excellent shopping, restaurant and transport facilities. The beautiful green open spaces of Holland Park and Kensington Gardens are also very close by as are some of central London most outstanding schools, Holland Park, Pembridge Hall, Wetherby and Norland, to name a few.





ACCOMMODATION

Flat 3:

- Entrance hall
- Kitchen/Dining
- Drawing Room
- Bedroom 1 with ensuite bathroom
- Bedroom 2 with ensuite shower room
- Study/Bedroom 3
- Cloakroom
- External storage cupboard

Flat 4:

- Bedroom with ensuite bathroom







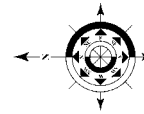
GROSS INTERNAL AREA (APPROX.)

Flat 3 192 sq m - 2,070 sq ft

Flat 4 20 sq m - 210 sq ft

Total 213 sq m - 2,298 sq ft Including Storage

Total 212 sq m - 2,280 sq ft Excluding Storage



First Floor
Flat 4

TERMS

FLATS 3 & 4

Tenure Leasehold. 999 years from 25/12/08, plus a Share of the Freehold

Ground Rent Peppercorn

Service Charge 22.5% of the current outgoings for the building. Currently approximately £8,000 per annum.

Local Authority The Royal Borough of Kensington and Chelsea

PARKING SPACE

Tenure Leasehold. 121 years from 29/09/72

Ground Rent £22.50 per annum until 2038 rising to a maximum of £50.63 at the end of the term

Service Charge To be confirmed

Price £3,500,000

