



Kensington High Street, W8
Guide of £3,350,000, Leasehold

Anderson//Rose



Kensington High Street, W8

This is an extremely rare opportunity to acquire a fantastic apartment situated within an outstanding block that is available for the first time in over 40 years.

The property spans over 3000 sq ft and profits from an incredible amount of natural daylight and impressive ceiling volumes throughout. You have a formal double reception room with living and dining areas that face onto the park, another living/TV room, large kitchen with modern appliances leading onto a separate breakfast room. Moving onto the sleeping accommodation just down the hallway, this section of the apartment comprises of the principal bedroom with a separate dressing room and bathroom, four further double bedrooms, a family bathroom, a utility room, larder cupboard and guest cloakroom. The property further benefits from the buildings passenger lift, 24 hour concierge service, off-street parking on a first come first serve basis and a storage room.

Melbury Court is a prestigious and exceptionally popular mansion block with an outstanding reputation. Situated on the corner of Holland Park itself and Kensington High-Street, you have the ultimate balance of convenience and country life being in the thick of the action with the wide variety of the world class amenities that Kensington has to offer and the stunning open green spaces of the park quite literally on your door step. And not forgetting the in demand Gails bakery and coffee shop located on the ground floor of the commercial unit within the building! Just across the park which takes around 10 minutes to walk is Holland Park Tube station, part of the Central Line and provides a simple commute across the capital.

Ref PCL240006

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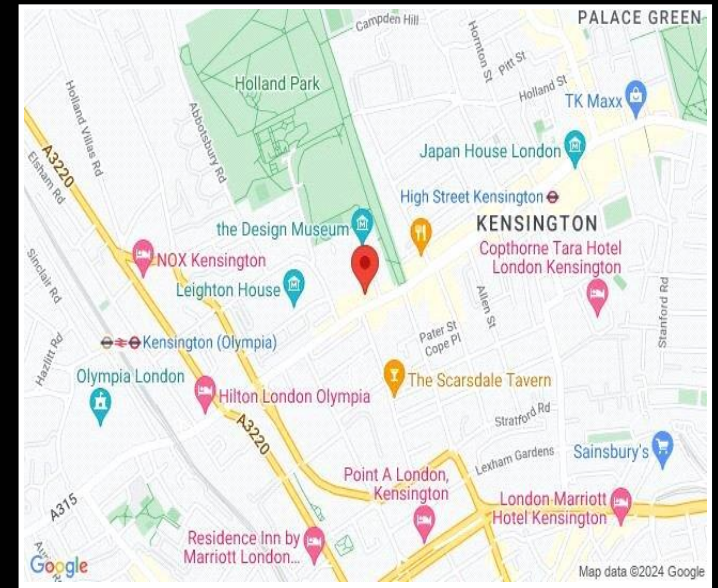




Third Floor

Approx Gross Internal Area 3017 Sq Ft - 280.28 Sq M

For Illustration Purposes Only - Not To Scale. Floor Plan by www.epkandplan.com Ref: No.0030
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or for the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.