



Kensington Court, W8 (£2,250,000)

Status: Viewing
Ground Rent: £4,375
Freehold: No
Outside: No

Date Available: 21st June
Lease Expires: 59 years
Porter: No
Lift: No

This exceptional two-bedroom apartment occupies a prime position on the first floor of a distinguished Victorian mansion block in one of Kensington's most sought-after addresses. Offering generous proportions and impressive ceiling heights throughout, the property combines classic period elegance with practical modern living. The accommodation comprises two equally sized reception rooms, providing excellent entertaining and living space, together with a spacious kitchen/breakfast room and two well-appointed bedrooms. Residents benefit from a passenger lift, desk-attended entrance, and resident portage, whilst enjoying a superb location moments from Kensington Gardens and the amenities of Kensington High Street.

Please note that this sale is being conducted on behalf of executors of an estate and is subject to the Grant of Probate being obtained.

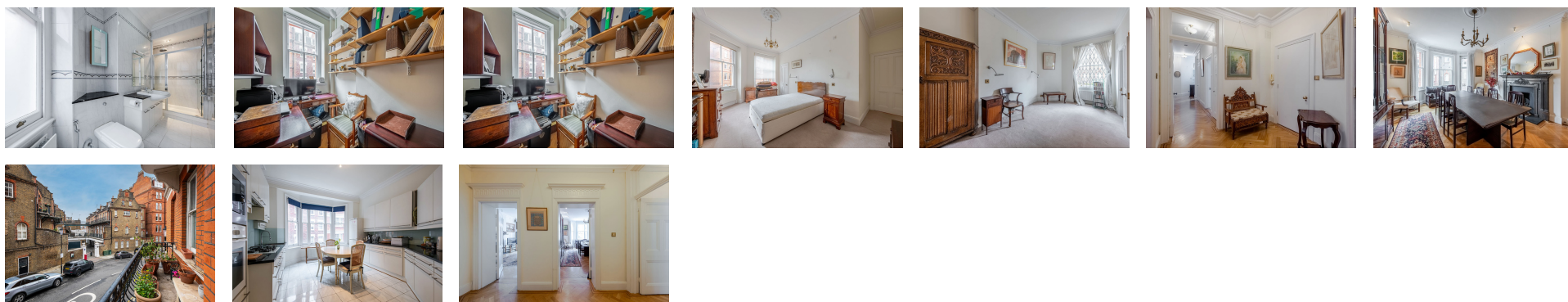
Leasehold: 59 years remaining

Service Charge: £11,458.14 per annum (including communal central heating and hot water)

Ground Rent: £4,375 per annum (subject to future reviews)

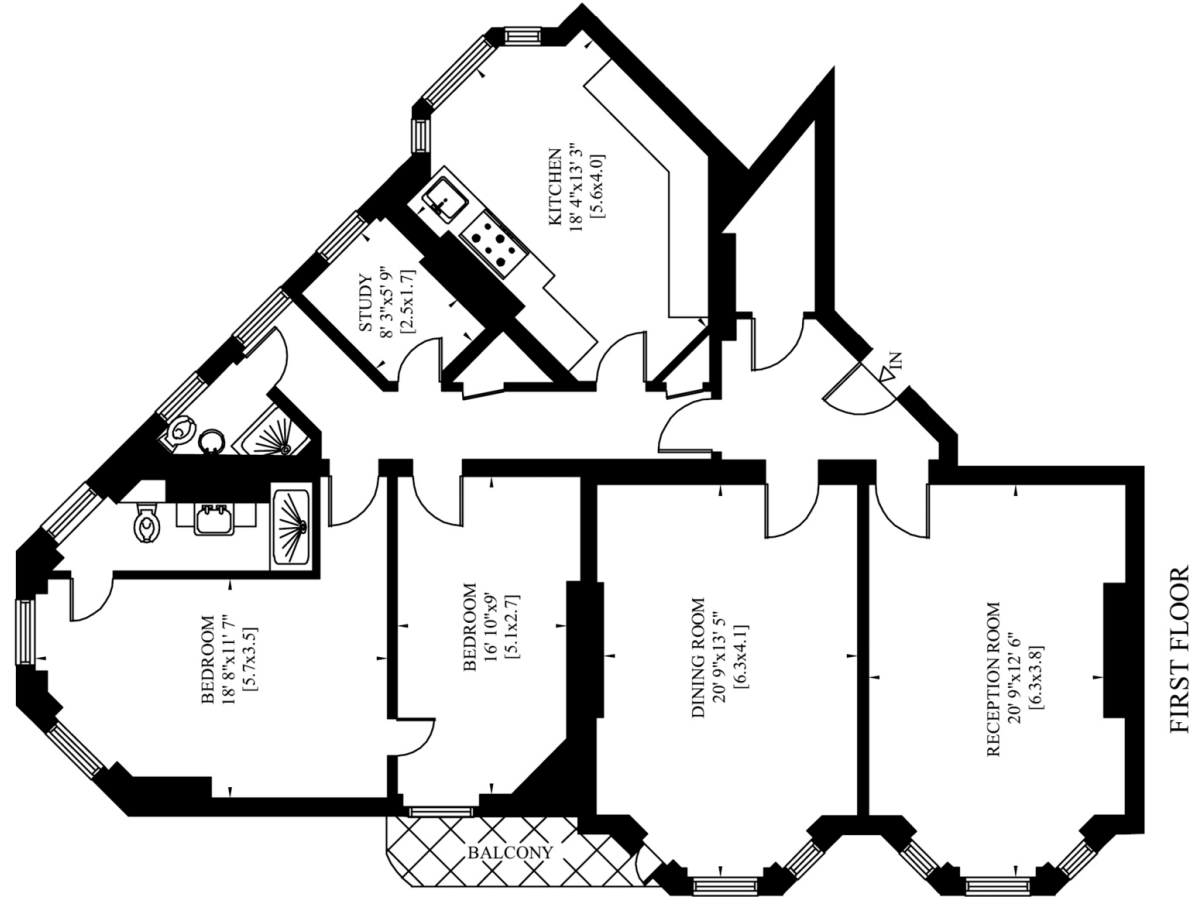
Key Features:

- Prestigious first-floor apartment within an elegant Victorian mansion block
- Two spacious bedrooms
- Two bathrooms, including one en suite
- Two separate and equally proportioned reception rooms
- Spacious kitchen/breakfast room
- High ceilings and excellent natural light throughout
- Passenger lift
- Desk-attended entrance and resident portage



3 DURWARD HOUSE
31 KENSINGTON COURT
LONDON W8

Gross Internal Area: 148 Sq. metres
1596 Sq. feet



The details herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. All reasonable steps have been taken to avoid an error or misdescription arising but all room measurements are approximate; the appliances, heating and electrical systems have not been tested by us and intended purchasers are advised to make their own tests; and reference to alterations to, or use of, an part of the property is not a statement of fact that any necessary planning, building or other consent has been obtained; these matters must be verified by any intending purchaser. The mention or omission of any fixtures or fittings within these particulars is not intended to imply that the same is included within the sale of the property and all particulars are for guidance only and any description or information should not be relied upon as a statement of fact or representation of fact or that the property or its services are in good condition. Thackerays nor any of their employees has any authority to make or give any representation or warranty whatever in relation to this property.