



RUSSELL SIMPSON

Superb three-bedroom lateral flat
with south-facing rooms in a
prestigious building near Holland
Park

CAMPDEN HILL GATE
KENSINGTON W8

Campden Hill Gate

£3,350,000

BEDROOMS 3	INTERNAL 1,763 SQ FT 163 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3		EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 899 YEARS	GROUND RENT —	SERVICE CHARGE £12,805 P/Y



The Property

Spacious and tastefully decorated flat with light-filled interiors and communal garden access

Thanks to the building's height, the many south-facing windows offer uninterrupted views across the rooftops of the Phillimore estate and towards the Surrey Hills. And the whole property is decorated in a tasteful traditional style that emphasises the grandeur of the setting.



Indoor Spaces

Entering the flat on the fifth floor, the front hall leads down to an impressive double reception room. This is separated into dining and seating areas, while south-facing windows fill the space with light. Next door is a convenient kitchen with fitted wooden units and a breakfast bar.





The Bedrooms

The flat also contains three bedrooms. The principal bedroom has an ensuite bathroom and a walk-in wardrobe. The other two bedrooms are also ensuite, and all of the bathrooms contain baths. The entrance hall features a large bay window and a guest WC.

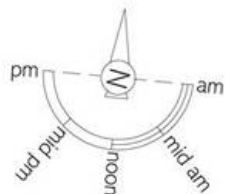




The Neighbourhood

Campden Hill Gate is one of the most sought-after mansion blocks in Kensington. Built in the interwar period in the neo-Georgian style, it offers residents a porter, a lift, and a beautiful communal garden.

From here, the open spaces of Holland Park are close. Furthermore, Kensington High Street is within walking distance, with its range of restaurants, shops and underground station.



Campden Hill Gate, W8

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Approximate Internal Area
1,763 sq ft/ 164 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Fifth Floor

**RUSSELL
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