



CAMPDEN HILL ROAD, W8  
£1,650,000 SHARE OF FREEHOLD

AN ELEGANT AND BEAUTIFULLY PRESENTED THREE-BEDROOM APARTMENT SITUATED ON THE LOWER GROUND FLOOR OF AN IMPRESSIVE GRADE II LISTED BUILDING DESIGNED BY THE RENOWNED VICTORIAN ARCHITECT RICHARD NORMAN SHAW IN 1876.

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## DESCRIPTION:

An elegant and beautifully presented three-bedroom apartment situated on the lower ground floor of an impressive Grade II Listed building designed by the renowned Victorian architect Richard Norman Shaw in 1876. This bright flat has high ceilings and access to two non-demised patios. The accommodation includes a large drawing room with French windows onto a south facing patio and a large stone fireplace with a wood burning stove, separate kitchen with door to the rear patio, principal bedroom with en suite shower room, two further double bedrooms, a family bathroom and extensive storage.

This attractive building is located on the corner of Campden Hill Road and Peel Street with the apartment's reception room and main bedroom facing south over Peel Street. The excellent shops, restaurants and transport facilities of both Notting Hill Gate and Kensington High Street are within easy walking distance. The beautiful green open spaces of Holland Park and Kensington Gardens are also very close by.

## ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen | Principal Bedroom With En Suite Shower Room | Two Further Double Bedrooms | Bathroom | Storage

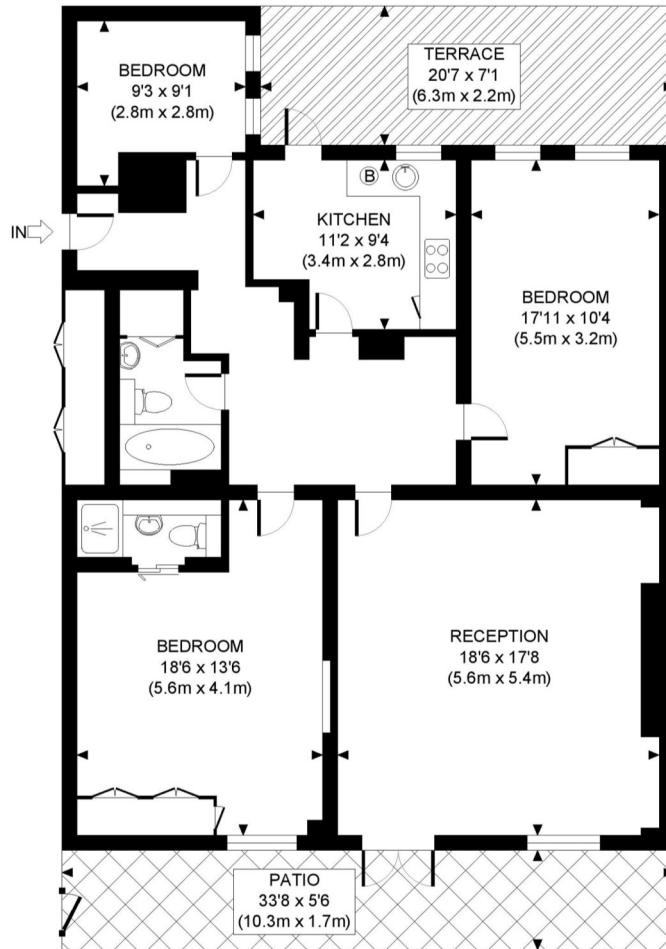
## LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

## NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Notting Hill Gate





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1233 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1233 SQ FT/ 115 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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THE STEP STEP FOR PROPERTY MARKETING

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lease:** 983 years remaining  
**Ground Rent:** None  
**Service Charge:** approx. £4,000 per annum  
**Council tax band:** G

*Please note all figures are approximate*

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