Knight Frank



BEDFORD GARDENS

Kensington W8



A UNIQUE HOUSE TUCKED AWAY ON BEDFORD GARDENS

With the added benefit of a self-contained one-bedroom apartment, parking and a courtyard garden.

			EPC
3	3	2	TBC

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Freehold and Share of Freehold, approximately 972 years remaining
Service charge: £1,573.76 per annum, reviewed yearly, next review due 2027

Guide Price: £2,650,000







A truly unique two-bedroom freehold house, discreetly tucked away on the sought-after Bedford Gardens, W8.

Offering exceptional privacy, the property is accessed via a self-contained one-bedroom apartment, held on a separate lease, and further benefits from off-street parking and a charming secluded courtyard garden.



Well presented throughout, the accommodation comprises a generous open-plan kitchen and reception room centered around an attractive feature fireplace, a principal bedroom with en suite bathroom, a further double bedroom, and a separate study. The property also enjoys access to a decked roof terrace, providing valuable outdoor entertaining space.

*Please note this property is registered under two separate titles; one Freehold title and one Leasehold title with approximately 972 years remaining. The flat has a share of the freehold with a service charge of £1,573.76 per annum.

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.



LOCATION

Bedford Gardens is situated in a cosmopolitan area in the heart of Kensington.

It is conveniently located near Notting Hill and High Street Kensington.

Holland Park and Kensington Gardens are both nearby.

The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill Gate (District, Circle and Central lines).







Bedford Gardens, W8

Approximate Gross Internal Area

163.34 SQ.M / 1758 SQ.FT

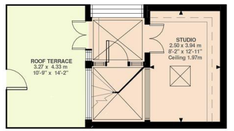
KEY: CH = Ceiling Height

Restricted Head Height

N



First Floor
503 ft²



Second Floor
195 ft²



Ground Floor
1061 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area – 163.34sq m / 1758 sq ft

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. (ID767296)

We would be delighted to tell you more.

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