



Duchess Of Bedfords Walk, W8

£1,495,000

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- Spacious Studio Apartment
- Private Patio Garden
- Swimming Pool & Gym
- Secure Underground Parking
- Prestigious Kensington Location
- Leasehold

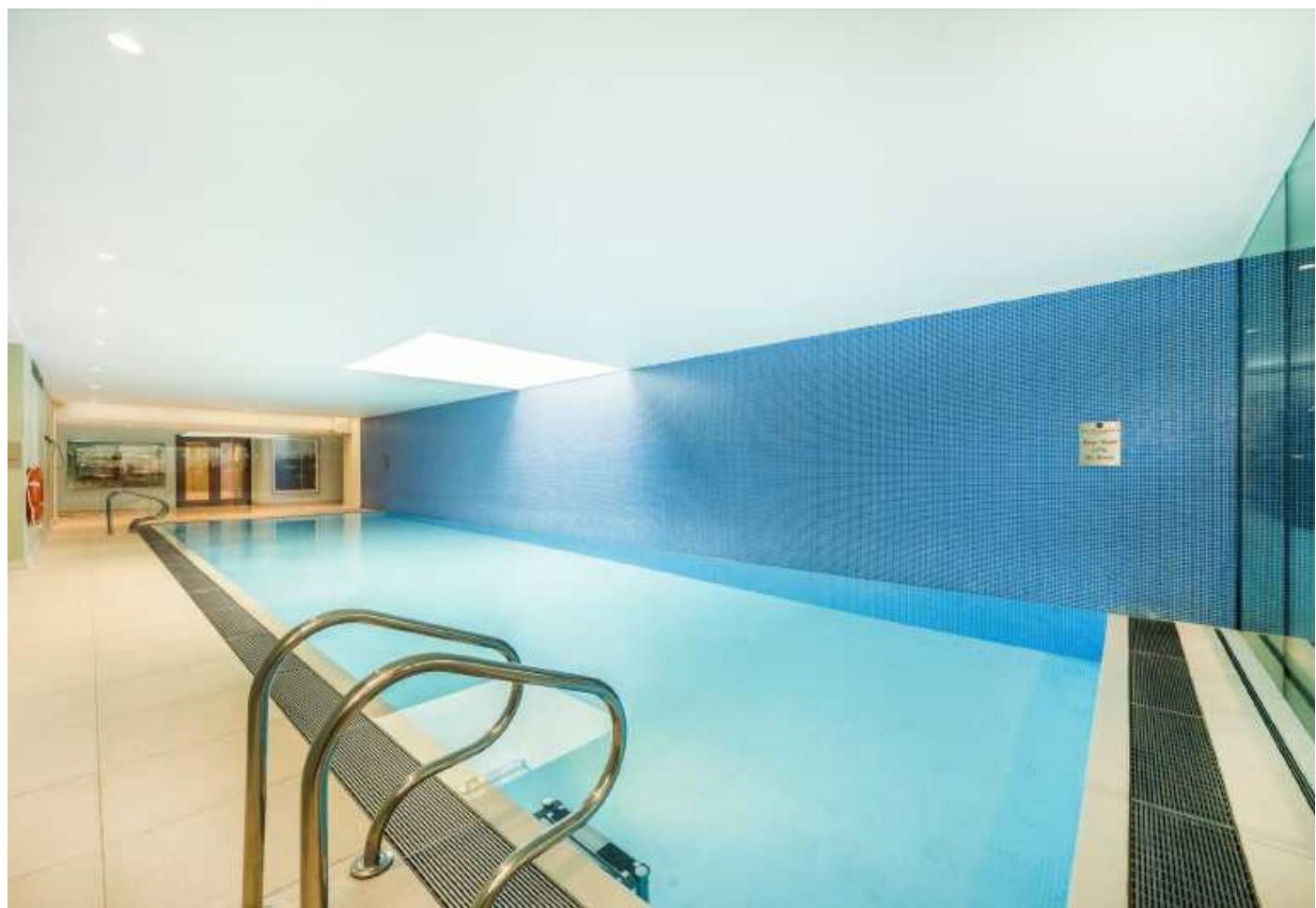


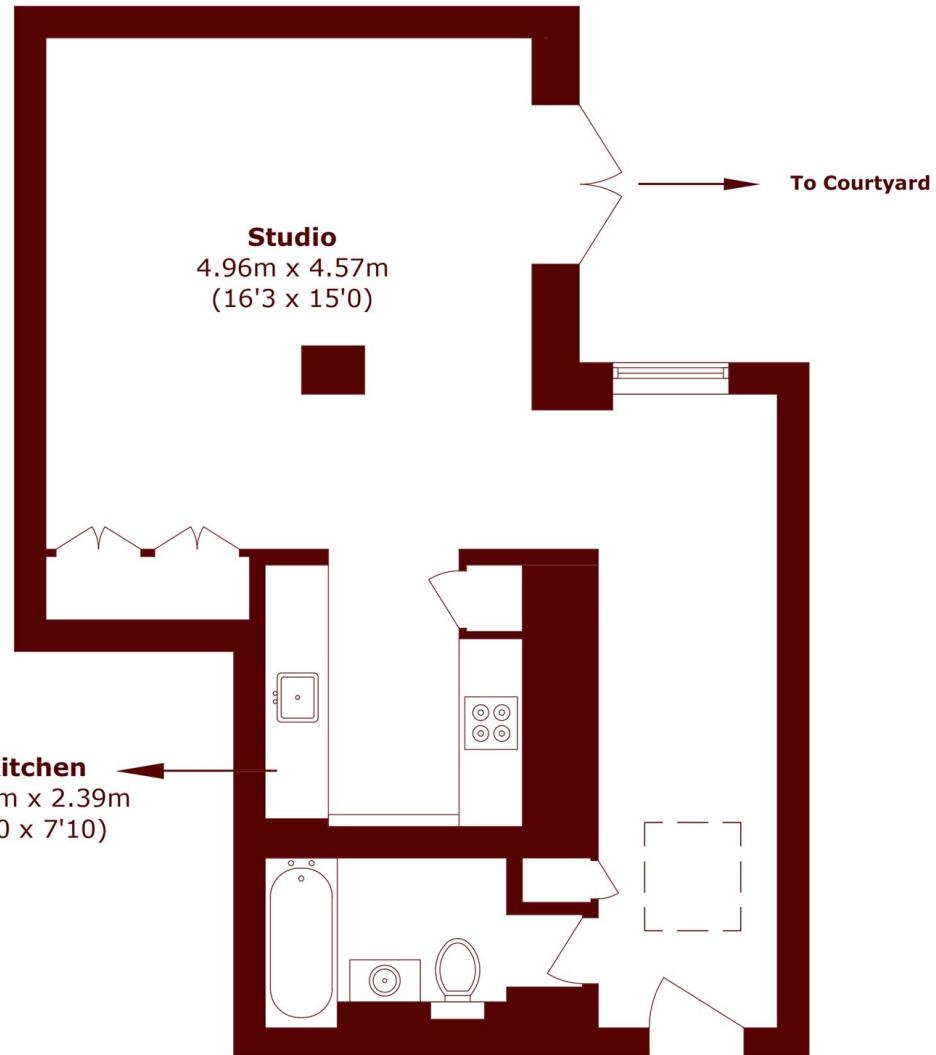
ABOUT THE PROPERTY

An elegant studio apartment featuring modern finishes, a private patio, and exclusive resident facilities, set within a prestigious Kensington development.

Residents benefit from exceptional shared facilities, including a comfortable, light-filled historic reception area with stone and wood flooring, sofas, and seating, as well as an easily accessed bike room. The development offers full 24-hour security and porterage, supported by an on-site Estates Manager and in-house maintenance team, with all heating, hot water and electricity included in service charges of approximately £11,000 per year. Additional amenities include a swimming pool, gym, lift, underground parking with vehicle collection managed by a team of 10 porters (3 daytime, 2 nighttime), and a private meeting room bookable at no extra cost.

Academy Gardens is situated on Duchess of Bedford Walk, a quiet street located in between Holland Park and Kensington Gardens, south of Notting Hill Gate and north of Kensington High Street. Excellent transport links include, Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.





Total area (approx.): 49.7 sq. m (535.0 sq. ft)

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We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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