Fuller Gilbert & Company Est. 2001



Kensington High Street, Kensington, W8 6NB

£6,500,000 Leasehold

Introducing Kensington High Street...

The apartment offers an open plan living, dining room and kitchen with large windows giving plenty of light.

The contemporary kitchen is fitted with bespoke cabinetry and integrated appliances, providing practicality without compromising on style.

The principal bedroom suite benefits from built in wardrobes and an ensuite bathroom. A second bedroom is served by a further bathroom, making the home equally suitable for guests, professional couples or those seeking additional flexibility.

The development offers 24 hour concierge service, health club & spa service available for residents and a communal courtyard.







Welcome to Kensington...

High Street Kensington, Earl's Court, Paddington, Knightsbridge, Victoria and Heathrow are all within easy from the development, while Notting Hill and Portobello Road Market offer independent shopping, dining and weekend market appeal for buyers seeking London living beside green space.

- **Two Bedrooms**
- **Two Bathrooms**
- **Open Plan Living, Dining and Kitchen**
- **Cloakroom**
- **Resident Amenities and Concierge Services**
- **Luxury Development**
- **Convenient Location**
- **Concierge Parking For Two Cars**
- **Lease 998 Years Remaining**
- **Service Charge Approx £28,163pa**









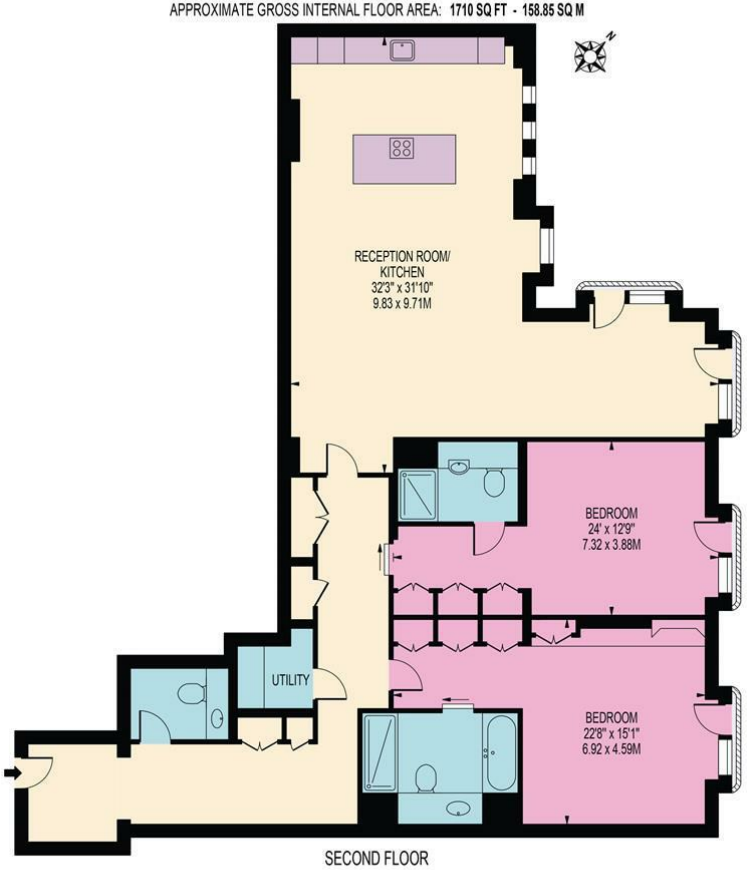






HOLLAND PARK GATE

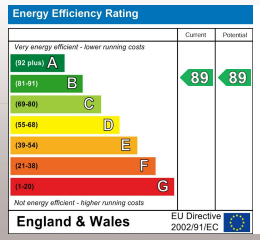
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1710 SQ FT - 158.85 SQ M

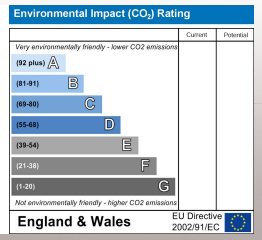


SECOND FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert & Company Est. 2001



38-40 Gloucester Road, Kensington SW7 4QT | 020 7581 0154 | sksales@fullergilbert.co.uk | sklettings@fullergilbert.co.uk

95 High Street, Wimbledon Village SW19 5EG | 020 8016 9700 | wvsales@fullergilbert.co.uk | wvlettings@fullergilbert.co.uk