



## Kensington Church Street, W8

£4,500,000 Share of freehold

1800 sq ft (167 m<sup>2</sup>) • Brand new refurbishment • Laundry room • Front Garden • Balcony • Roof terrace • Under floor heating



Douglas  
& Gordon



This one of a kind four-bedroom Kensington home is for sale and offers a stunning blend of contemporary design and period charm, making it an ideal setting for modern luxury living in the W8 area.

Spanning three floors, the apartment boasts a thoughtfully designed layout that seamlessly merges style and functionality. Upon entering, bespoke joinery and rich wood floors create a welcoming atmosphere in the open-plan reception room and kitchen. Floor-to-ceiling shelving accentuates the high ceilings, while west-facing sash windows flood the space with natural light. The focal point of the room is a cosy fireplace, adding a touch of warmth and character.

The kitchen features contrast-toned cabinets and an island, with gilded ironmongery, a stylish black range cooker, and sleek white marble worktops.

The principal bedroom suite boasts a walk-in wardrobe and a luxurious bathroom, complete with a central roll top bath, marble-topped vanity, and oversized shower.

The top floor offers three additional bedrooms, another family bathroom, and access to a roof terrace, providing a serene retreat with panoramic views.

The apartment is further complemented by ample bespoke storage, a laundry room, a shower room, a front garden, under floor heating and high-end appliances and finishes.

Situated in the sought-after RBKC, the property enjoys proximity to an array of amenities and transport links on High Street Kensington, as well as Notting Hill.

Additionally, the property is within the catchment area for the outstanding and highly sought after Fox Primary School.

Approximate gross floor area:  
 1800 sq ft (167 m<sup>2</sup>)  
 Includes Cellar or Storage  
 Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.  
 NOT TO SCALE.

As defined by RICS code of  
 measuring practice

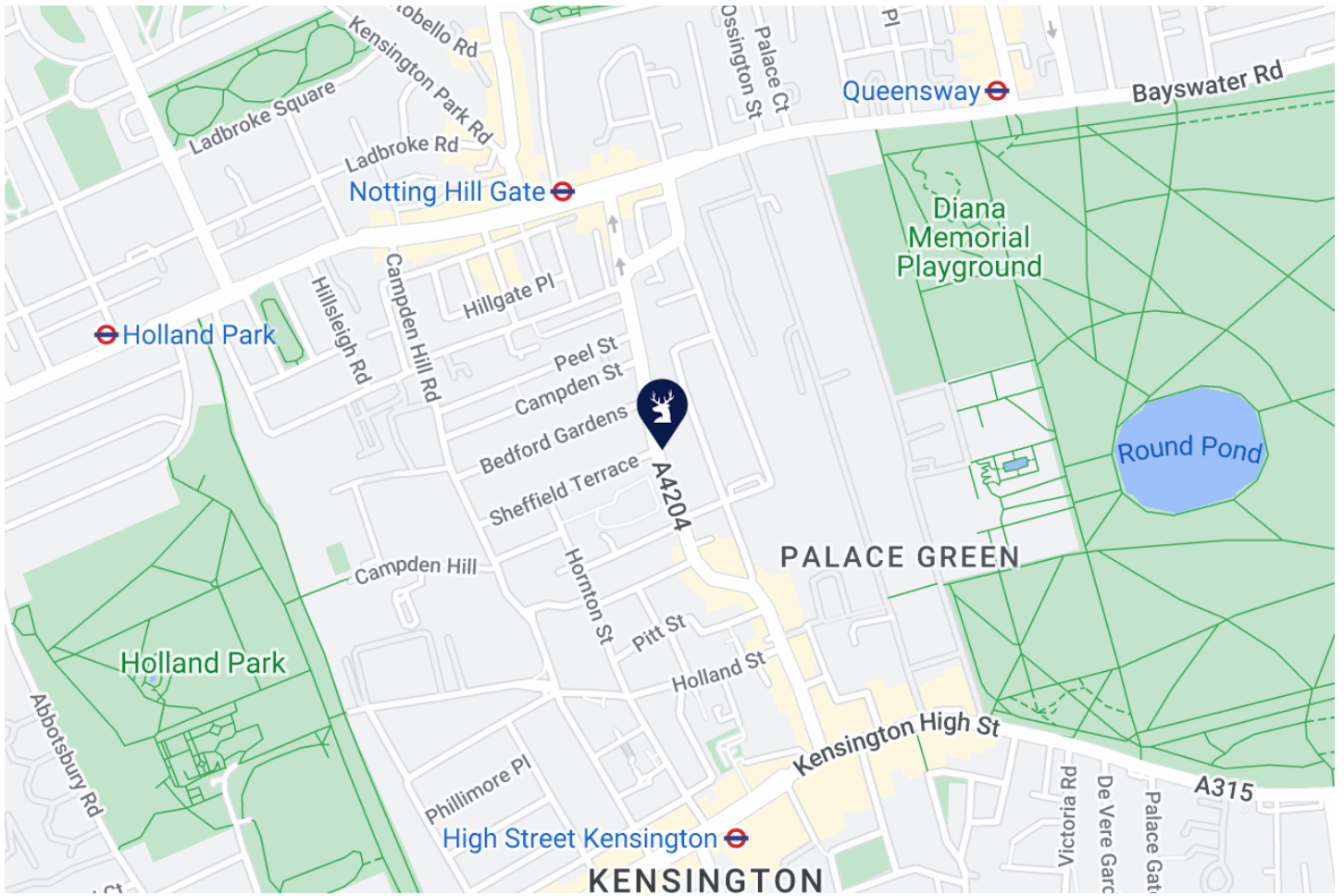
This floorplan is representative and for  
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 Details Prepared: 25 March 2024

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Approximate Gross Internal Area = 1839 sq ft / 170.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Good to know

Nearby station: Notting Hill Gate

400m (5 mins) (Line of sight)

Gross floor area: 1800 sq ft (167 m<sup>2</sup>)

Local authority: Kensington & Chelsea

Council tax band: G



\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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