



First Floor Apartment,  
61 Kensington Court, Kensington, W8

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# First Floor Apartment, 61 Kensington Court, Kensington, W8

An impressive and well-presented first floor two bedroom apartment, comprising 1,722 sq ft, with direct lift access, in an elegant period building, moments from Kensington Gardens. The apartment has wonderful volume and light with a large reception room with four south facing windows.

61 Kensington Court is a well-managed building, conveniently located for the green open spaces of Kensington Gardens and Hyde Park, as well as being close to the shopping and transport facilities of Kensington High Street.

Entrance hall | Reception room  
Kitchen/ breakfast room | Principal bedroom with en suite bathroom | Second bedroom with en suite bathroom | Guest cloakroom  
Laundry room | Direct lift access  
Air conditioning | EPC rating C

## Terms

**Tenure:** Leasehold, 999 years from 24th March 2004

**Service Charge:** for the period 25/03/2023 to 23/06/2023 £2,086

**Council Tax:** Band H

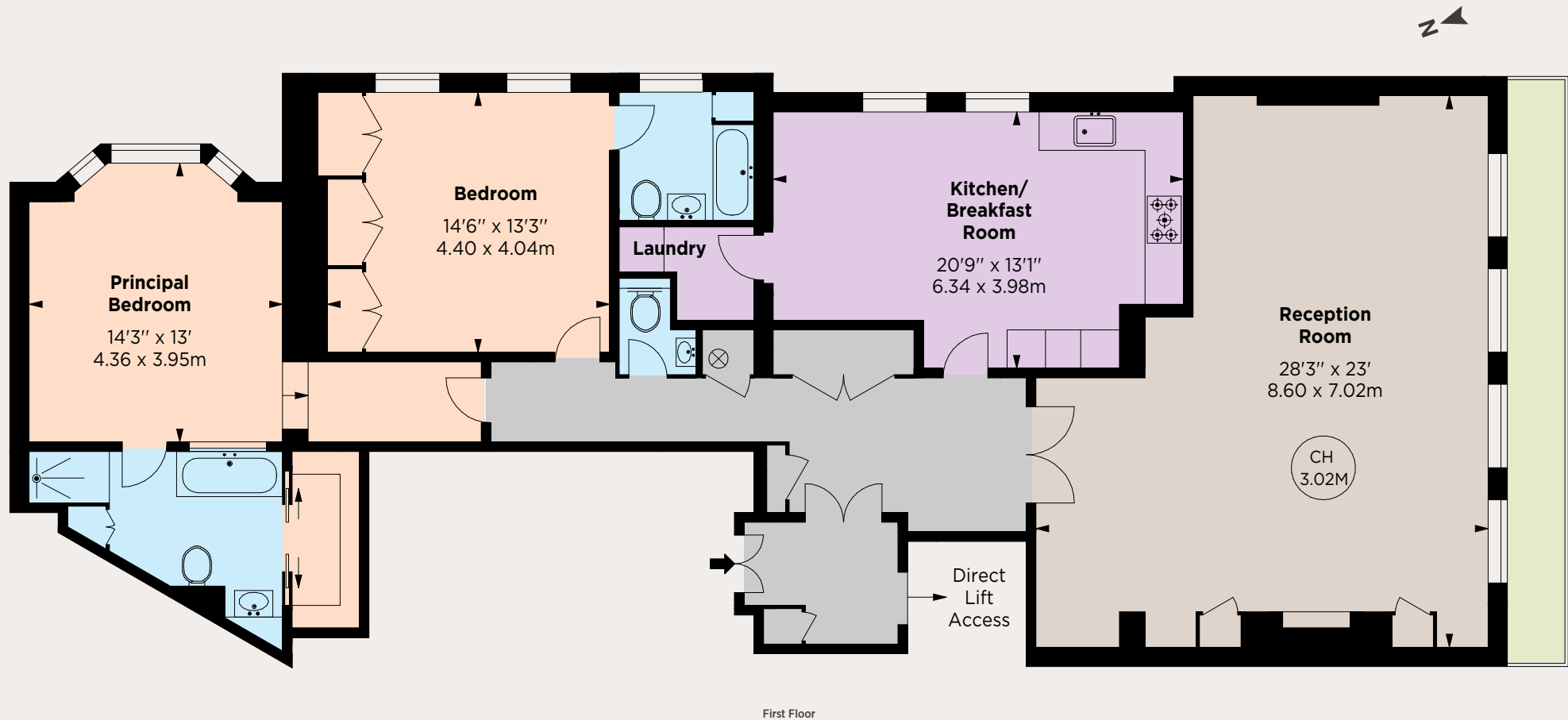
**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £4,350,000





Approx. Gross Internal Area 1,722 sq ft (159.97 sq m)



## Kensington

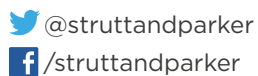
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