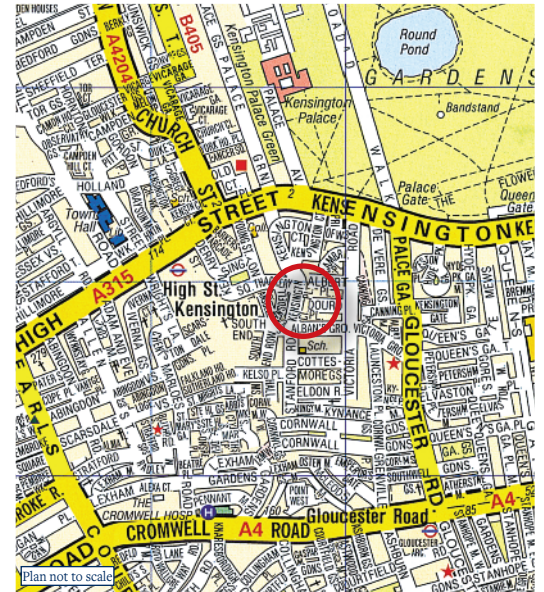


LOT  
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## Flat 9 Kensington Court Gardens, Kensington Court Place, Kensington, London W8 5QE

*In the Same  
Family Ownership  
for about 60 Years*

Guide Price £1.750m+



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This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationary Office.

Located in a prime highly desirable central London location near Kensington Gardens, a very large purpose built six room flat, with potential vacant possession in approximately 12 years when the occupational lease expires, forming part of an attractive mansion block. **Highly Reversionary Investment.**

### Tenure

Leasehold. 999 years from 29th September 1998.  
Ground rent £75 per annum fixed.

### Location

- Situated within the Kensington Court Conservation Area, near the junction of Kensington Court Place and Thackeray Street, in a prime, highly desirable established residential location, south of Kensington High Street/Kensington Road (A13)
  - The fashionable shopping amenities of Kensington and Knightsbridge, including Harrods, are conveniently nearby
  - Oxford Street, the internationally renowned shopping destination, is within easy reach
  - The restaurants, entertainment attractions, theatres and cinemas of the West End are easily accessible
  - The leisure areas of Kensington Gardens, Princess Diana Memorial Garden and Hyde Park are close by
  - Access to the A4 and A40 provides road links westwards to Heathrow Airport and the M25 and eastwards to the City and Canary Wharf
- 🚇 High Street Kensington (Circle and District Lines), Queensway (Central Line)
- 🚉 Paddington

### Description

- A very large third floor flat forming part of an attractive and impressive late Victorian mansion block arranged over seven floors
- The spacious interior is presented in dated decorative order and requires complete modernisation
- The block has an impressive front entrance with smart elegant internal communal areas, passenger lift service and a resident porter

### Accommodation

Not inspected, believed to comprise:

- Third Floor – Entrance Hall, Six Rooms, Kitchen, Bathroom/WC, En-suite Bathroom/WC, Two Separate WCs

**Total Gross Internal Area approximately 2,266 sq ft  
(not to be relied upon)**

### Tenancy

Subject to a 70 year lease from 4th December 1960  
(approximately 12 years unexpired).  
Ground rent £75 per annum fixed.

### Viewing

Please contact the auctioneers Savills.

### Guide Price

All Guide Prices are indicative only and are generally within 10% upwards or downwards of where the reserve may be set at the time of going to print, subject to the seller's final instructions. Please note they are NOT an indication of the anticipated sale price or a valuation.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price.

It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

Please refer to website regarding legal documents, common auction conditions and special conditions of sale.