



Kensington Court Place, South Kensington, W8 5QH

Guide Price £3,500,000 Leasehold

Kensington Court Place

Introducing Kensington Court Place...

The property comprises approximately 2,017 sq ft and good volume throughout with a south facing reception room and eat-in kitchen for entertaining. This popular period mansion building also benefits a resident porter and a lift



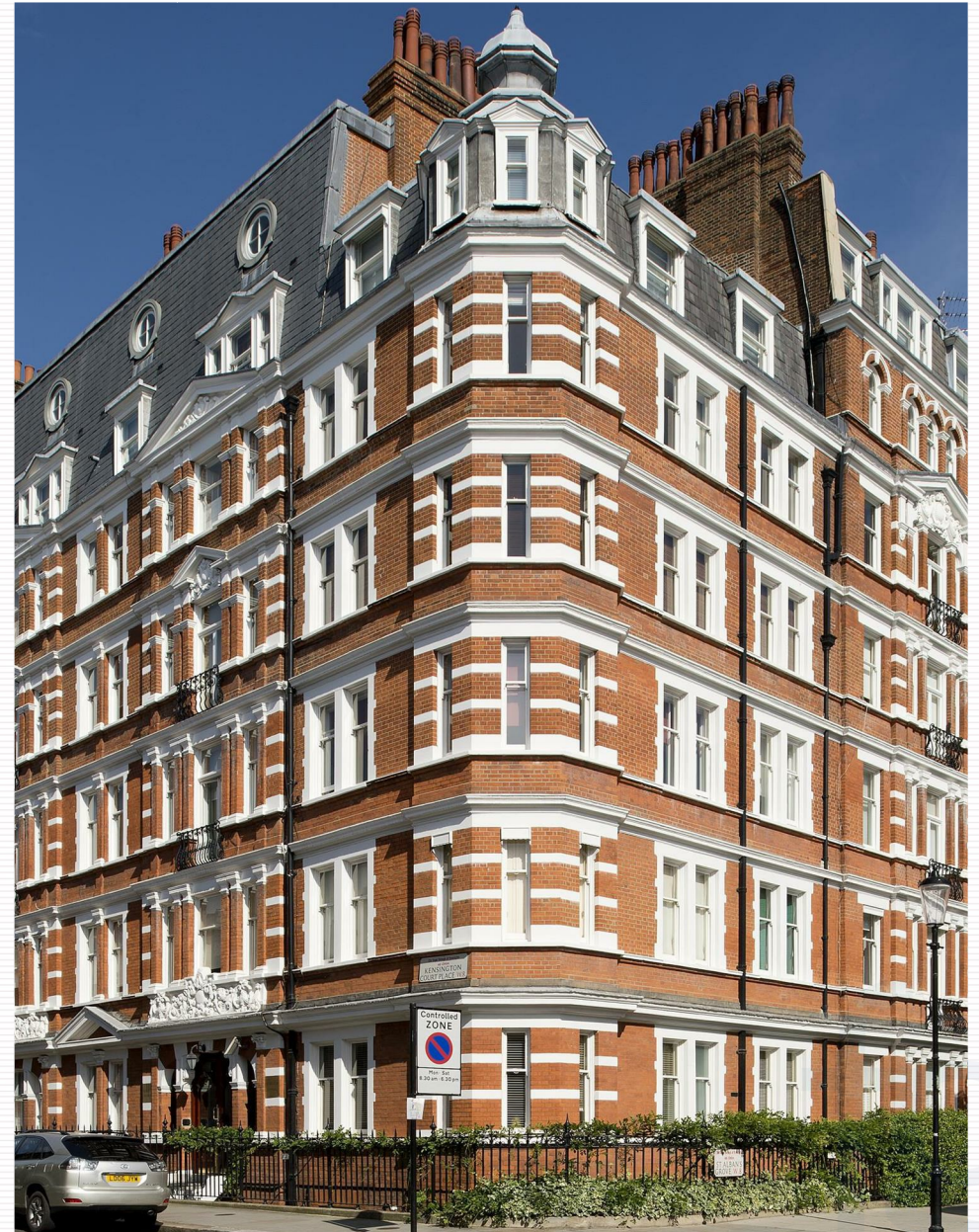
Welcome to South Kensington...

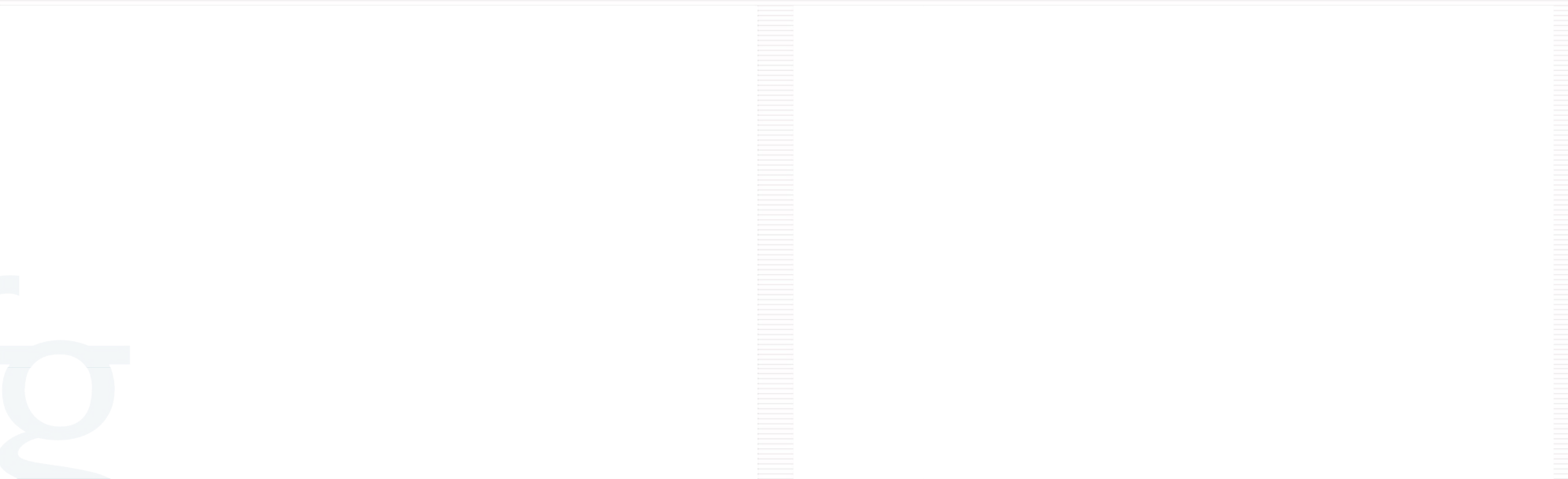
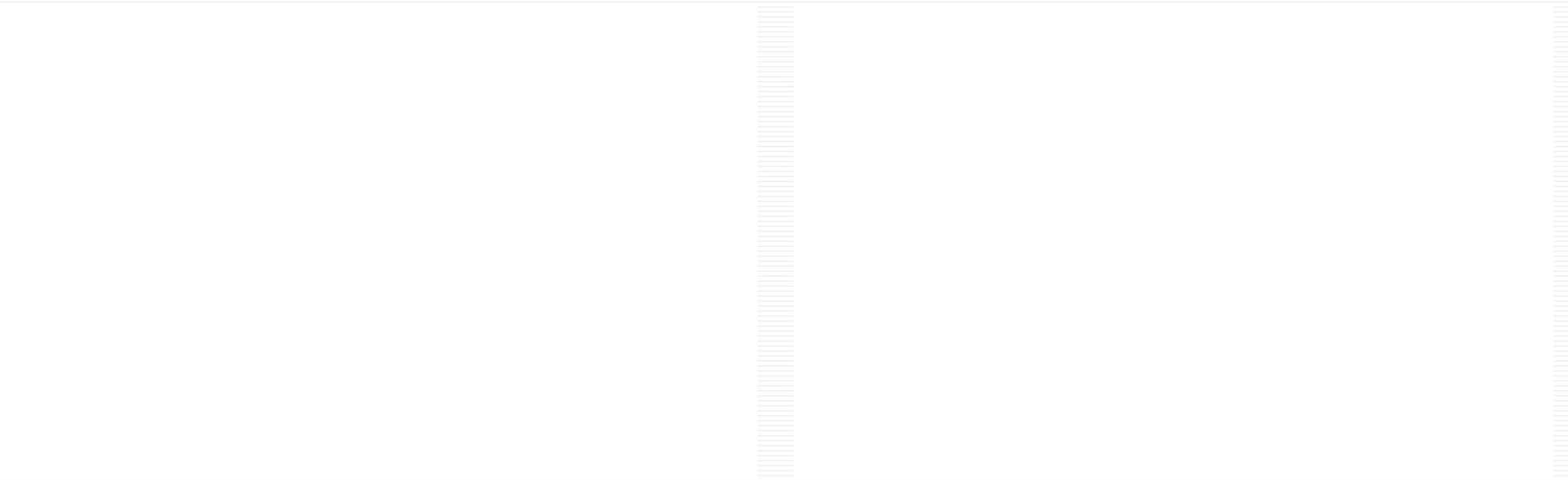
St Albans Mansions is located in Kensington Court Place and therefore benefits from the excellent transport and shopping facilities of Kensington High Street. The open spaces of Kensington Gardens and Hyde Park are located nearby.



- **Lateral Ground Floor Apartment**
- **Four Bedrooms**
- **Three Bathrooms (all en suite)**
- **Guest Cloakroom**
- **Living Room**
- **Kitchen / Breakfast Room**
- **Raised Ground Floor**
- **Forming part of a popular Mansion Block**
- **Porter**
- **Over 2000 Sq Ft**

Kensington Court Place

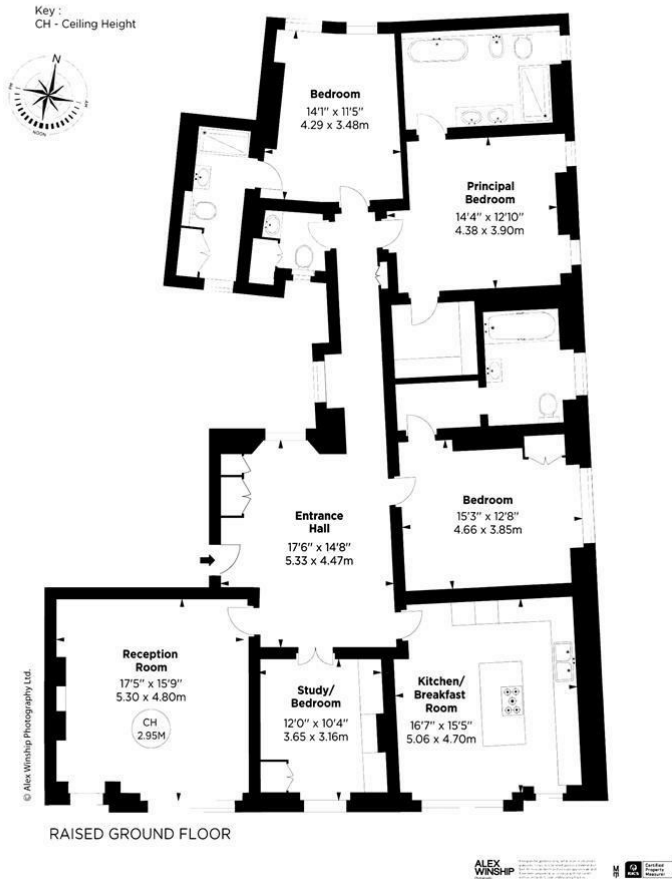




St Albans Mansions, W8

APPROX. GROSS INTERNAL AREA *
2017 Sq Ft - 187.63 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)		Very environmentally friendly - lower CO ₂ emissions 82 (A)	
81-81 (B)		81-91 (B)	
69-80 (C)		69-80 (C)	
55-68 (D)		55-68 (D)	
39-54 (E)		39-54 (E)	
21-38 (F)		21-38 (F)	
1-20 (G)		1-20 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	83 68	England & Wales EU Directive 2002/91/EC	