



# 46 ACADEMY GARDENS

ONE BEDROOM: BATHROOM : RECEPTION : KITCHEN : GUEST WC  
:LIFT : SECURE GATED DEVELOPMENT : 24 HOUR PORTER &  
CONCIERGE : COMMUNAL GYM & SWIMMING POOL: PARKING



£2,475,000 SUBJECT TO CONTRACT

LEASEHOLD, EXPIRING 01/01/3000 + SHARE OF  
FREEHOLD

SERVICE CHARGE: £9039.29 APPROX. (6 MONTHS)

EPC RATING: D





A STUNNING NEWLY REFURBISH DESIGNED 927 SQUARE FOOT ONE BEDROOM APARTMENT WITH DOUBLE HEIGHT CEILING SET IN A SECURE AND GATED DEVELOPMENT ON THE HIGHLY REGARDED ADDRESS OF DUCHESS OF BEDFORD'S WALK.

THE FLAT OFFER GENEROUS PROPORTIONS, AMPLE STORAGE AND FLOODS OF LIGHT THROUGH THE SPECTACULARLY VAST WINDOWS.

N A P I

L O N D O N

ACADEMY GARDENS IS ONE OF CENTRAL LONDON'S PREMIER ADDRESSES OFFERING A SECURE, GATED ENVIRONMENT WITH 24HR PORTER AND SECURITY, LANDSCAPED GARDENS, RESIDENTS' SWIMMING POOL AND GYMNASIUM. ACADEMY GARDENS IS A NEO-GEORGIAN RED BRICK GRADE II LISTED FORMER COLLEGE WITH IMMACULATE GARDENS.

IT IS WELL POSITIONED FOR THE AMENITIES OF KENSINGTON HIGH STREET AND NOTTING HILL GATE AND MOMENTS FROM THE OPEN SPACES OF HOLLAND PARK AND KENSINGTON GARDENS.







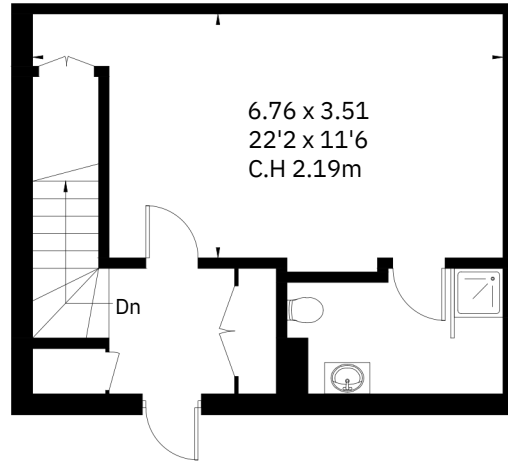


**PAVILLON, 96 KENSINGTON HIGH ST, W8 4SG**

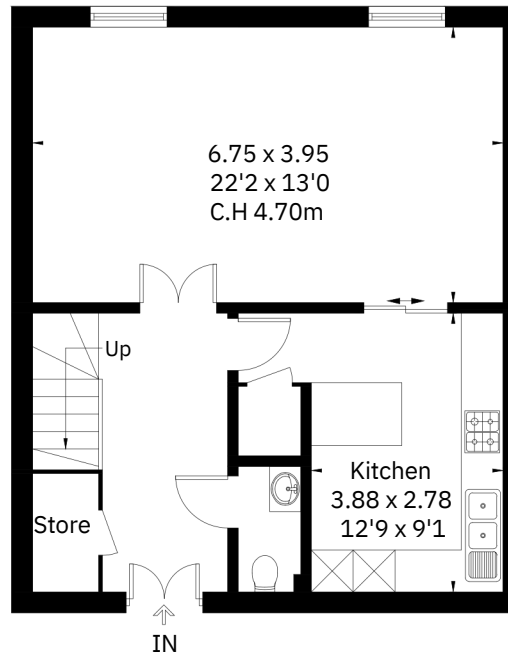
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