



RUSSELL SIMPSON

Impressive five-bedroom penthouse flat with spectacular roof terrace in the heart of Kensington

CAMPDEN HOUSE
KENSINGTON W8

Campden House

OFFERS IEO

£14,750,000

BEDROOMS 5	INTERNAL 5,055 SQ FT	OUTDOOR 1,419 SQ FT	COUNCIL RBKC
BATHROOMS 4	469 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 147 YEARS	GROUND RENT £900 P/Y	SERVICE CHARGE £15,899 P/Y



The Property

Large lateral duplex flat with bright interiors, air conditioning and access to a communal garden square





The Bedrooms

Entering the flat on the fifth floor, a central corridor connects the main rooms. This includes a generous principal bedroom with an ensuite bathroom, a pair of walk-in wardrobes and two south-facing balconies. This floor also contains four more bedrooms, two of them ensuite, the other two with a shared bathroom and inbuilt storage.





Entertaining Spaces

Furthermore, this floor features a generous open-plan kitchen with a central island breakfast bar. This room also offers a seating area and an informal dining area. Finally, this floor provides a reception room, an office and a utility room.





Penthouse Reception Room

[Read more about these exceptional views.](#)

The sixth floor centres on a spectacular penthouse reception room with sliding French doors leading out onto the terrace and beautiful rooftop views. There is also a central hall with an overhead skylight, a kitchen, a snug, a guest WC and considerable storage space.

The Design

The property is presented in superb condition. The tasteful contemporary interiors include wooden floors, marble panelling for the bathrooms, and light-filled rooms.





Outdoor Spaces

The flat includes several south-facing balconies and a large paved roof terrace with enough space for outdoor entertaining.



The Neighbourhood

This beautiful building has a lift and a porter. In addition, residents have the right to access Sheffield Terrace garden square, a sought-after communal garden with three acres of grounds.

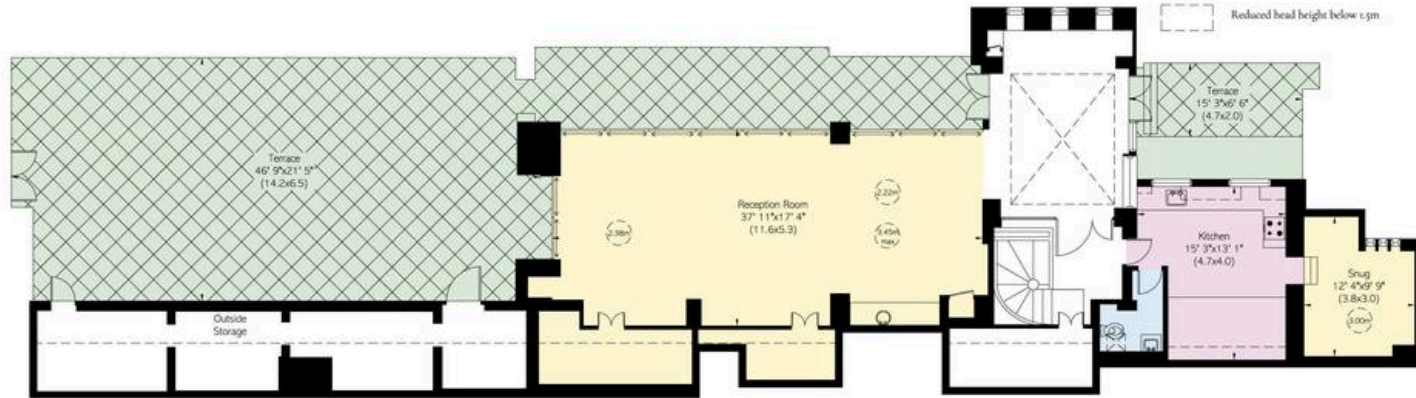
Sheffield Terrace is conveniently positioned midway between Holland Park and Kensington Gardens. From here, the many restaurants and shops of Kensington High Street are close, along with the underground station. Notting Hill Gate is also within walking distance.

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Approximate Internal Area
5,655 sq ft / 470 sq m
Including limited use area
228 sq ft / 21 sq m
Outside Store
306 sq ft / 28 sq m
Wine Cellar
49 sq ft / 5 sq m
Outside Area
1,432 sq ft / 133 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Sixth Floor



Fifth Floor

Basement

**RUSSELL
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