



54 Academy Gardens

Duchess of Bedford's Walk, London W8

An invitation to view





A rare opportunity has arisen to purchase an exquisite five-bedroom apartment arranged over the top two floors of Academy Gardens in Kensington, London.

This imposing gated development is situated in Duchess of Bedfords Walk, one of Kensington's most exclusive and sought-after Central London addresses.

Designed to meet every need of high-profile and VIP residents accustomed to the highest quality, the development offers discreet, reassuring security and a 24-hour concierge service.

Number 54 is unique within the development, a bespoke redesign by an architect friend of the vendors to create one spectacular duplex apartment from the four apartments which they originally purchased. Elegant and subtly indulgent, the interiors were conceived and designed by the vendors, one an accomplished artist, to meet every human comfort with innovative ease.

Central London location, Heathrow 27 mins (M4), City of London 20 mins





Accommodation

Grand 37' double-height reception room with beautiful double-height ceilings

Master bedroom with a beautiful corridor of wardrobe space and ensuite

quartz bathroom with walk-in shower

Penthouse suite with private terrace and bespoke ensuite

3 further bedrooms, each with bespoke ensembles

Impressively equipped eat-in kitchen

Panelled study with concealed safe room

Private gym with steam room and shower

Massage room

Two cloakrooms

Housekeeping/Utility room

Separate studio flat with shower room

ANX Automated Home Control System - state-of-the-art touch-screen

technology throughout all rooms controlling entertainment, lighting and heating

Communal gardens with swimming pool

2 Garages

24-hr concierge service

Leasehold 993 years

Price on application

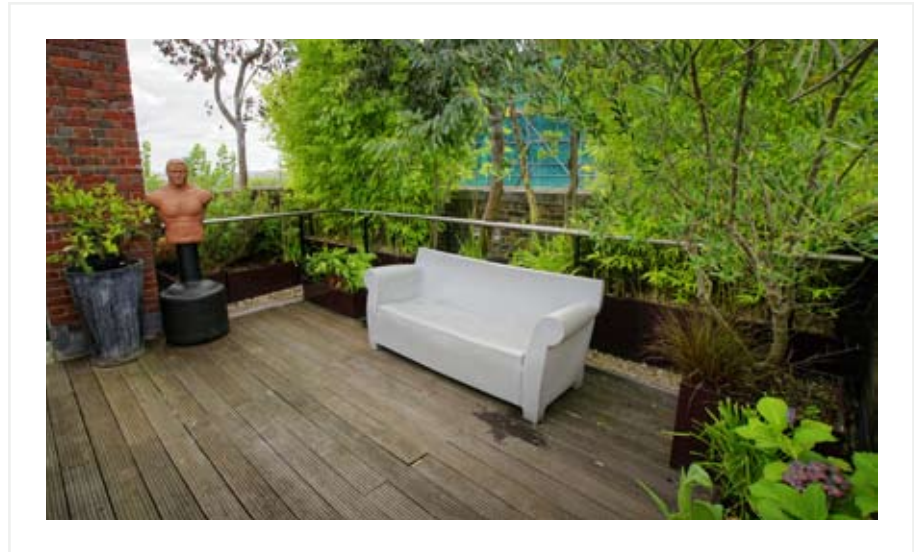








room with
Penthouse Suite. A light-filled and luxuriously equipped space opening directly onto a delightful south-facing private rooftop terrace with commanding views across the capital.
a view





*Light
& luxury,*

evening calm









soothing
Master bedroom suite. Superlative comfort and soothing elegance. An entertainment screen glides up into view at the touch of a bedside control panel. A gleaming corridor of cherry-wood storage evokes the grand era of ocean travel. The sleek quartz ensuite offers a whirlpool bath, generous walk-in shower and separate WC.



elegance







Private
Bedroom suites. Three further bedrooms offer private havens of restful, space and quiet beauty. Like the two main bedroom suites, each further bedroom offers the indulgent flair of a signature, bespoke ensuite, designed with striking originality and made with timeless craftsmanship.

havens









embracing
Kitchen. Warmth radiates from a finely crafted eat-in kitchen at the heart of the apartment. An embracing, comforting space, yet equipped to the highest specifications. A convenient utility room opposite houses further appliances and further storage for food and drink befitting the apartment's potential for entertaining.

warmth









*A*n adult space in which to focus the mind, a panelled study applies a contemporary twist to classic executive style. A concealed door reveals one of the apartment's two artfully dressed cloakrooms and a discreetly hidden safe room.

*T*he main entrance hall extends an impressive, sleek welcome to visitors through double front doors. A flamboyant second cloakroom awaits to pamper new arrivals.





The apartment provides the luxury of a private gym with wood flooring and full-length mirrors, walk-in shower and mosaic-tiled steam room. A soothing massage room adjoins, to reward healthy exercise with pampering care.

wellbeing

Outside, exquisitely manicured communal gardens nurture the soul. The extensive grounds and grand common areas also include a swimming pool for the exclusive use of residents.





Fixtures & Technology

Throughout the property

ANX Automated Home Control System - state-of-the-art touch-screen technology throughout all rooms controlling entertainment, lighting and heating

Central hub supplies radio, satellite television and entertainment to each room

Network services and connections/telephone details?

Touch-screen operation of concealed LCD television and entertainment screens in bedrooms and to raise/lower televisions

Touch-screen operation of all other LCD televisions in property

Remote controlled gas log and bowl fires

Heating system details?

CCTV

Kitchen

Stainless steel double Sub Zero refrigerator and freezer

Equipment listing?

Units built by?

Surface materials?

Utilities

Laundry appliances?

Housekeeping aids/fixtures?Surface materials?





Total approximate floor area 5278ft²/532.1m²

4TH FLOOR



5TH FLOOR

Service charge £75,000 per annum

Energy efficiency rating

C - current 73, potential 76

(energy efficient, lower running costs)

Environmental impact (CO2) rating

C - current 70, potential 71

(environmentally friendly, lower emissions)

(Rated in accordance with EU directive 2002/91/EC)

(Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, this is not guaranteed and does not form part of any contract. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.)

