

Wolfe House, Kensington High Street, Kensington,

Asking Price: £4,800,000

Benham & Reeves

Wolfe House, Kensington High Street, Kensington, W14

3 Bedroom (s) 3 Bathroom (s) Leasehold

An impressive three bedroom duplex penthouse arranged over the eleventh and twelfth floors, offering approximately 2,078 square feet of spacious and versatile living space with a private roof terrace.

The property opens into a substantial living and reception room, featuring exceptionally high ceilings which create a wonderful sense of volume and space. The reception area is complemented by a kitchen, reception hall, utility room and guest WC.

The principal bedroom, located on the 11th floor, benefits from a dedicated dressing area and en-suite bathroom.

Upstairs, there are two further generous double bedrooms, both of which benefit from their own en-suite bathrooms. One of the bedrooms also features a separate dressing area.

The property offers excellent separation between the living and bedroom accommodation, generous entertaining space and the rare benefit of a private roof terrace. Further benefits include wooden flooring, underfloor heating, comfort cooling, underground car park, a swimming pool, gym, sauna, steam room, cinema and 24-hour concierge service.

Wolfe House is ideally located with transport links from Kensington (Olympia) and Kensington High Street as well as easy access to the A4/M4. The property is moments from the green open spaces of Holland Park and a short distance from Kensington Gardens. The busy Kensington High Street offers shops, restaurants and local amenities close by.







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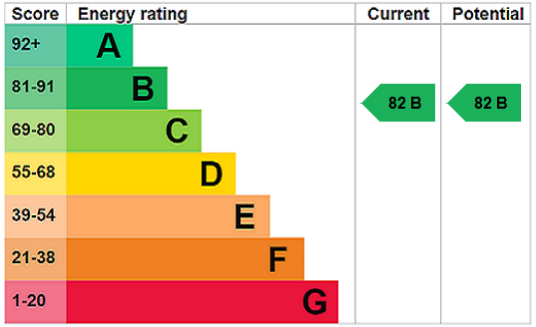
Property Features:

- Penthouse
- Parking
- Three Bedrooms
- Three Bathrooms
- Guest WC
- 11th & 12th Floor
- 2,078 Square Feet (approx.)
- 24-Hour Concierge
- Gym, Swimming Pool, Cinema Room
- Reception, Porter
- Kensington Olympia Underground Station (District and Overground Line. Zone 2)

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Total Gross Internal Area
193.05 Sq/m - 2,078 Sq/ft





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£4,800,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 983 Years Remaining
Ground Rent:	£1,940.02 (per annum) for the year 2026
Service Charge:	£25,905.90 (per annum) for the year 2026
Anticipated Rent:	£10,000.00 pcm Approx. 2.5% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240022

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