

*Cam Camden Hill Court*

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KENSINGTON, LONDON, W8



*Campden Hill Court is one of Kensington's most prestigious addresses. Comprising 116 luxury apartments within six blocks, it is one of the largest and most impressive mansion blocks in the area with frontages onto three streets (Observatory Gardens, Holland Street and Campden Hill Road), each having a different design.*

Chestertons has acted on behalf of owners at Campden Hill Court for many years which has given us a unique insight into the properties and their residents.

## History

Campden Hill Court was one of the first steel-framed mansion blocks built in central London. The three original buildings (blocks A, B and C) were built between 1898 and 1900 and designed by the famous Scottish architect, Frederick Pilkington. Blocks D, E and E Centre were added in 1903 with a different design by architects Rafe & Matthews.

## Your neighbours

The development enjoys a diverse mix of residents from all over the world, ranging from professionals and families with young children to part-time occupiers that use their apartment as a pied-à-terre. Over the past four years, around one third of the properties have been rented.



## What makes Campden Hill Court so popular?

Properties in Campden Hill Court are as sought after today as when they were first built for a number of reasons:

- 1. Location:** The property is conveniently located a short walk from the shops on Kensington Church Street and Kensington High Street. Holland Park and the 265-acre Kensington Gardens are nearby and some of the capital's best schools such as Thomas's, Hawkesdown House and Holland Park School are also within striking distance.
- 2. Design:** Clad in red brick with Portland stone dressings in the form of banding, balustrades, balconies, gables and keystones, the property is a fine example of High Victorian Gothic architecture. Turrets grace the southern corners and the one fronting Campden Hill Road is topped with a cupola and weather vane. The buildings are arranged around open internal courtyards that allow light into the rear facing windows and the lateral apartments are generously proportioned with many period features.
- 3. Security and facilities:** An onsite Estate Office looks after the maintenance of the property, including the security systems, which provides residents with peace of mind and is a major selling point. A 24hr porter service provides reception and other services, for example organising deliveries of newspapers, laundry and dry cleaning, and accepting parcels and packages for residents. Secure off-street parking is available, subject to availability, but a permit must first be obtained. All of the blocks additionally benefit from lifts.
- 4. Ownership:** The properties are mostly owned on a 'Share of the Freehold' basis, which allows owners to exercise and retain control over the property and its services. Although not listed, Campden Hill Court is situated within the Kensington Conservation Area which helps to preserve its original character and protect it from redevelopment.
- 5. Transport:** There are three underground stations nearby: High Street Kensington (Circle & District Line); Notting Hill Gate (Central Line and Circle & District Line); and Holland Park (Central Line).
- 6. Safe investment:** The buildings are maintained to a high standard and a major refurbishment programme of the communal internal areas and the exterior has recently been completed. The ownership of the freehold, held by most flats, also negates the potential depreciation of a reducing lease.
- 7. Service charge:** Generally, the service charges for mansion flats like Campden Hill Court are higher than for other types of properties, but you do get what you pay for and, as joint freeholders, owners are helping to protect their investment. The service charges at Campden Hill Court are comparable to other luxury mansion blocks in London and cover the cost of high quality 24hr portage and security, superb maintenance and building management.



## Price history

On average, only around four properties a year have been sold in Campden Hill Court over the past decade, which illustrates its exclusiveness and means that when properties do come onto the market, they often generate a lot of interest. The average values of the properties here have risen by 45% over the past decade.



## Rents

Campden Hill Court has proved popular with renters, however owners who wish to rent their flats to tenants must first apply to the managing agent to do so and short term letting (less than 90 days) is not permitted. Average rents in Kensington have risen by 43% over the past nine years.

## Outlook

Campden Hill Court offers timeless appeal and will continue to attract a lot of interest from buyers and tenants whenever properties come on to the market. The development has also proven especially popular with overseas buyers, who can additionally benefit when the pound is weaker.

Average prices have risen by 4.5% per annum over the past 10 years and the prestige of the address, together with the limited number of properties that come onto the market, suggest that at least the same rate of growth is achievable over the next decade.



## Recent sales in W8

Date	Address	Bedrooms	Size (Sq ft)	Sale price
17/05/2021*	59 Campden Hill Court	4	1,753	£2,750,000
22/01/2021	8 Campden Hill Court	4	2,248	£4,730,000
20/04/2020	91 Campden Hill Court	3	1,984	£4,400,000
01/08/2019	34 Campden Hill Court	3	2,471	£4,350,000
15/02/2019	56 Campden Hill Court	4	1,764	£2,675,000
15/06/2018	26 Campden Hill Court	4	2,510	£4,050,000
07/06/2018	19 Campden Hill Court	3	1,730	£2,650,000
17/05/2018	4 Campden Hill Court	4	2,183	£3,850,000
28/03/2018	78 Campden Hill Court	4	2,349	£4,300,000
09/02/2018	67 Campden Hill Court	4	2,500	£3,875,000
20/09/2017	3 Campden Hill Court	4	2,380	£4,050,000
10/05/2017	38B Campden Hill Court	2	1,202	£1,100,000
06/04/2017	<b>85 Campden Hill Court</b>	2	1,289	<b>£1,300,000</b>

\*date of exchange  
Source: Land Registry



# Our Services

Chestertons provides a range of services to homeowners, landlords and investors. With more than 30 offices across London, Chestertons has one of the largest networks in the capital, as well as a strong international presence.

Our services include:

- **Sales:** We will manage the entire sales process, from giving an accurate and realistic valuation of the property, through to advising on the most effective marketing strategy and managing the legal process once an offer has been accepted.
- **Lettings:** Our highly qualified teams ensure we find the best quality tenants and achieve the best possible rents and terms, protecting landlords' investment and their tenants' well-being through our professional customer service and stringent compliance processes.
- **Property management:** We offer a full suite of services ranging from securing tenants and rent collection, through to full management of individual properties and portfolios.
- **Leasehold services:** We specialise in helping clients with the valuation and negotiation process involved in lease extensions, freehold purchases and collective enfranchisement.
- **Mortgage finance:** We specialise in arranging finance for properties at the mid to top end of the market through our partner Springtide Capital.

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