



# Bullingham Mansions, Pitt Street, Kensington, W8

Asking Price: £1,470,000

 Benham  
& Reeves

# Bullingham Mansions, Pitt Street, Kensington, W8

 3 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A well-presented three bedroom, two bathroom apartment located on the second floor and offering approximately 965 square feet of living space in this sought-after and exceptionally quiet, gated development with a resident caretaker in prime Kensington.

The apartment offers a bright south-facing reception room, a separate kitchen, three bedrooms, two bathrooms and good storage. The flat is particularly bright throughout.

Bullingham Mansions is a mansion block conveniently located on a quiet street close to Kensington Church Street with its many shops, cafes and restaurants. Notting Hill Gate, Kensington High Street and Kensington Gardens are nearby. For excellent transport links, Notting Hill Gate Underground Station (District, Circle and Central lines) and Kensington High Street Underground Station (District and Circle lines) are a short walk away.





## Property Features:

- Three Bedrooms
- Two Bathrooms
- 965 Square Feet (Approx.)
- Second Floor
- Gated Development
- Mansion Block
- Off-street Residential Parking
- Close Proximity to Notting Hill
- Kensington High Street Underground Station (Circle and District Lines)



# Bullingham Mansions, Pitt Street, Kensington, W8



APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ.FT (89.7 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£1,470,000
Tenure:	Share of Freehold Expires 23/06/3015 Approximately 989 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,405.94 (per annum) for the year 2026, including the sinking fund.
Anticipated Rent:	£5,000.00 pcm Approx. 4.1% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN230114

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

