

PHILLIMORE GARDENS

LONDON W8







A wide corner house retaining many original features located on the Phillimore Estate. Arranged over only four floors the house has wonderful proportions with ceiling height over three metres on the ground and first floor levels. There is also the added benefit of off street parking for two cars.

Accommodation

6 Bedrooms • 4 Bathrooms • 3 Reception rooms
Study • Kitchen/breakfast room • Utility room
2 Cloakrooms • Rear garden
Off street parking for 2 cars

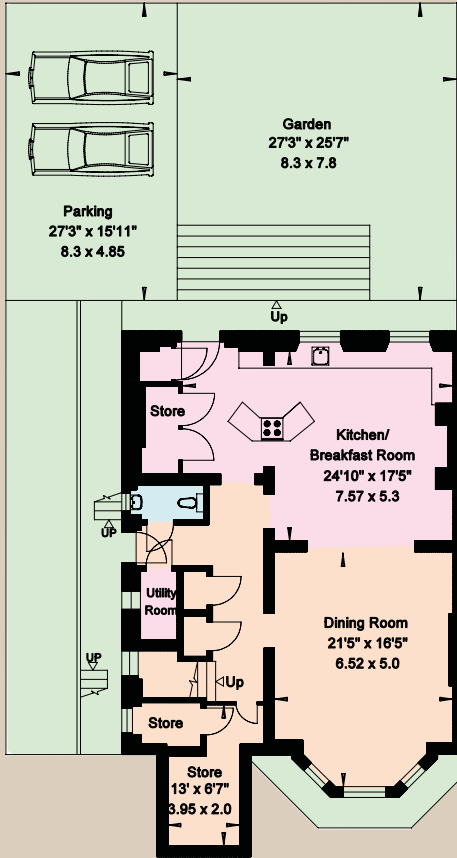


Terms

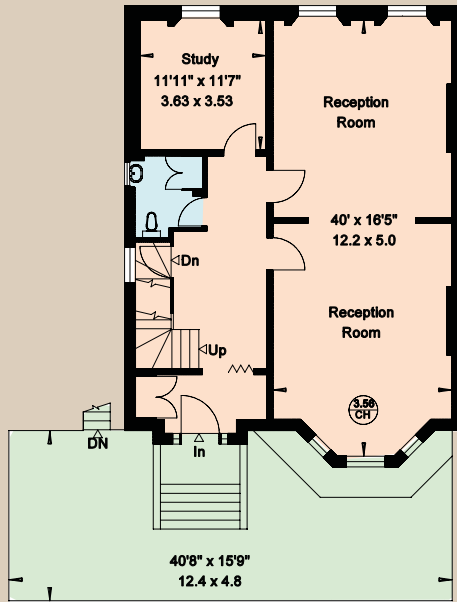
Guide price: £14,500,000
Tenure: Freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Viewing: By appointment with Knight Frank

Gross Internal Area
441 sq m | 4,750 sq ft

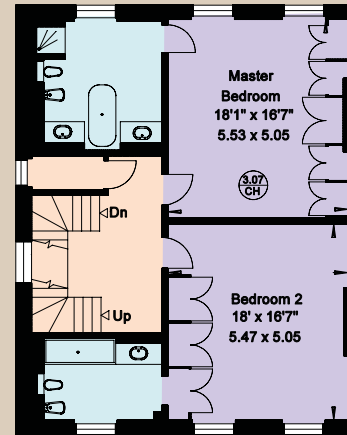
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



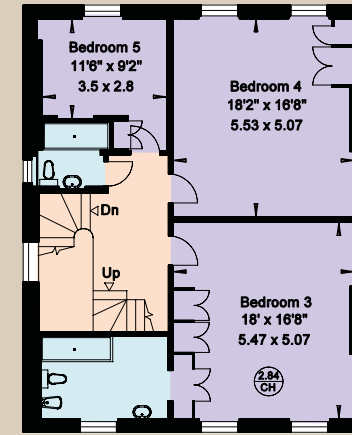
Lower Ground Floor



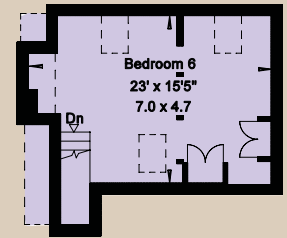
Raised Ground Floor



First Floor



Second Floor



Third Floor



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