

# Upper Phillimore Gardens

LONDON W8







## Upper Phillimore Gardens

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A rare opportunity to acquire this magnificent house situated on one of the most exclusive roads in Kensington located in the heart of the Phillimore Estate. Arranged over five floors the house has extensive living and entertaining space and benefits from excellent width and ceiling height with an abundance of natural light. On the ground floor there is a large kitchen/ breakfast room giving access to a south facing terrace leading to the garden. There is also an impressive dining room and a separate service kitchen which is ideal for entertaining. The first floor is comprised of a beautiful double reception room with wonderful proportions. There are also two studies on this floor. The master bedroom spans the entire second floor. With two bathrooms and two dressing rooms this makes an ideal master floor. Above this on the third floor there are three bedrooms and two bathrooms as well as a utility area. The lower ground floor comprises of a large family room that leads out to the south facing gardens. There is also a fifth bedroom that is ideal for staff or guests. There is a separate entrance to the side of the house as well as access via this passageway to the garden.











## ACCOMMODATION AND AMENITIES

6 bedrooms, 5 bathrooms, 2 reception rooms, kitchen/breakfast room, dining room, family room, lower ground floor kitchen, 2 studies, dressing room, 2 guest cloakrooms, service kitchen, utility room, terrace, garden

## SITUATION

Upper Phillimore Gardens is a prestigious and quiet residential street in the Phillimore Estate which situated in between Kensington High Street and Notting Hill which both offer plenty of shops, restaurants and cafes. Kensington Gardens and Holland Park are a short walk away. The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill (District, Circle and Central lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.

## TERMS

**Tenure** Freehold

**Local Authority** The Royal Borough of Kensington and Chelsea

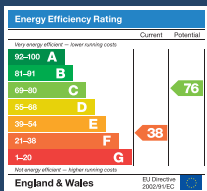
**Viewing** Strictly by appointment with Knight Frank Kensington 020 7938 4311







Approximate Gross Internal Area:  
6,180 sq ft / 574 sq m



### Important Notice.

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