

PHILLIMORE GARDENS

KENSINGTON • W8





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An elegant detached house overlooking Holland Park

Entrance hallway • Drawing room • Dining room • Master bedroom suite • Six further bedrooms • Five further bathrooms • Shower room with sauna • Kitchen/ dining room • Two guest cloakrooms • Study • Studio room • Front & rear gardens

Terms

Viewing: By appointment with Knight Frank

Tenure: Freehold

Local Authority: The Royal Borough of Kensington & Chelsea







Location

47 Phillimore Gardens is very well located on the west side of the street overlooking Holland Park, close to the wide variety of restaurants and shops of Kensington High Street but in easy reach of some of London's best schools in Notting Hill and West London.

The Phillimore Estate is ideally situated for the amenities and convenient transport links at both Notting Hill Gate and Kensington High Street (Central, District and Circle Lines).

All times and distances are approximate.



Schools: There are a wide selection of Independent and State schools situated locally.



Shopping: An array of shops can be found along Kensington High Street and Notting Hill.



Travel: Motorists will benefit from rapid routes to the West and Heathrow Airport via the M4.



Airports: Heathrow Airport via the A4 and M4 is approximately 14.1 miles. Gatwick Airport via the M25 is approximately 54.9 miles.



Transport Links: High Street Kensington Underground Station (District & Circle Lines). Notting Hill Underground Station (District, Circle & Central Lines).

**Approximate Gross Internal Floor Area
605 sq.m./6,520 sq.ft.**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Knight Frank
Kensington
020 7938 4311
KnightFrank.co.uk

Black Brick
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+44 (0) 20 3141 9861
15 Bruton Place, Mayfair
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info@black-brick.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E		80	
F			76
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	