



VICTORIA ROAD
W8



Hidden behind an unassuming exterior barely visible from the street, this wide and low-built 5/6 bedroom house (5,792 sq ft / 538 sq m) has been impeccably refurbished in contemporary style whilst retaining its original character and charm to offer versatile accommodation with a 17 metre swimming pool, private west-facing paved garden, air-conditioning, integral AV and a passenger lift.



- Drawing room
- Dining room
- Breakfast room
- Television room
- Principal bedroom with dressing area and en suite bathroom
- 4 further double bedrooms with en suite shower rooms

- Treatment room or staff bedroom with shower room
- 3 guest cloakrooms
- 17m swimming pool
- Gym
- Temperature controlled wine cellar
- Air-conditioning
- Passenger lift
- Stone or wood floors throughout
- Paved garden & balcony







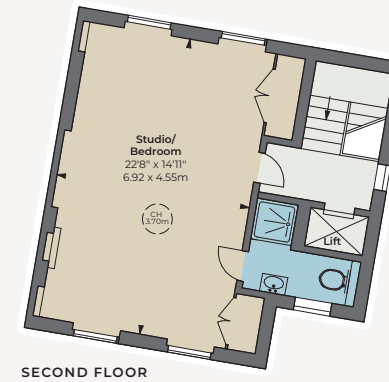
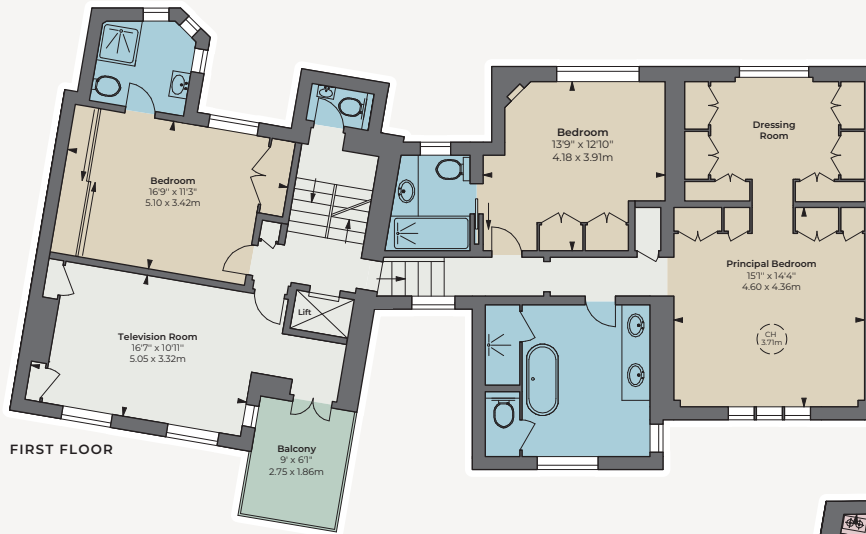


Victoria Road is one of Kensington's most desirable addresses, forming part of a quiet, leafy residential enclave south of Kensington High Street, with its excellent array of shops and transport links; and equally close to the open space of Kensington Palace Gardens. Some of the area's most highly regarded schools are just moments away.





APPROXIMATE GROSS
INTERNAL AREA
5,792 sq ft
538.08 sq m



Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
100 energy efficient - higher running costs			
England & Wales			

