
St John's Villas

W8

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St John's Villas, W8

Wonderful four-bedroom house in Kensington

Ideally situated in the heart of Kensington, this rarely available four-bedroom house spans four floors and encompasses a generous 2,642 square feet of accommodation. This charming property is defined by its wonderful amenities and is set in the sought-after Kensington Green development, which includes an on-site gym for residents' exclusive use, along with two secure underground parking spaces and dedicated 24-hour security.

On the ground floor, a large eat-in kitchen is complemented by a generous adjoining family room, full of light, owing to the rear conservatory with triple French doors leading on to a beautiful paved garden, perfect for hosting alfresco. The first floor is entirely given over to a double drawing room, beautifully finished with a fireplace and clear views at the front and rear over the garden. Generously proportioned and elegant, it is ideal for entertaining. Four bedrooms lie on the second and third floors; two are ensuite and two share a family bathroom. All four have bespoke built-in cabinetry, perfect for storage.

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On the lower ground floor, there are two parking spaces and plenty of extra storage. Residents of Kensington Green also have access to the wonderfully verdant communal gardens which house the leisure facilities in the stunning grade II listed Stone Hall building. Additionally, the property's corner position means it is exceptionally quiet. These houses are unique in that they benefit from direct access to the parking and are one of only six houses in a cobbled mews.

Providing a community of elegant houses, penthouses and apartments Kensington Green occupies a nine-acre site of award-winning gardens, squares and open spaces. The house is also close to all of the wonderful restaurants, shops and bars in High Street Kensington and South Kensington's world-famous museums. It is also a short walk to both Holland Park and Kensington Gardens.



Property Features

- Fireplace
- Underground Parking Spaces
- Private Garden
- Underfloor Heating
- Wooden Floors
- Residents' Gym & Leisure Facilities
- Communal Gardens
- 24-Hour Security & CCTV















PRICE

£ 5,750,000 Subject to Contract

SIZE

2,642 sq.ft.

BEDROOMS

4

BATHROOMS

3

PARKING SPACES

2

ESTATE CHARGES

Approximately £10,500.00 per annum

Floor Plan

ST JOHN'S VILLAS, W8

Approximate Floor Area = 245.5 sq m / 2642 sq ft
 Underground Storage = 10.8 sq m / 116 sq ft
 Total = 256.3 sq m / 2758 sq ft



EPC Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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