



Victoria Grove, South Kensington, W8 5RW

Guide Price £2,900,000 Freehold

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD HOUSE ON A HIGHLY DESIRABLE ROAD

An incredible opportunity to purchase a four bedroom freehold house which has been owned by the same family for over 50 years. The house is in need of refurbishment located in the much sought after De Vere Conservation Area on a charming tree lined residential street convenient for Kensington High Street, Hyde Park and a number of sought after schools.

There is an option to separately purchase a garage on Albert Mews which has a 38 year lease remaining.



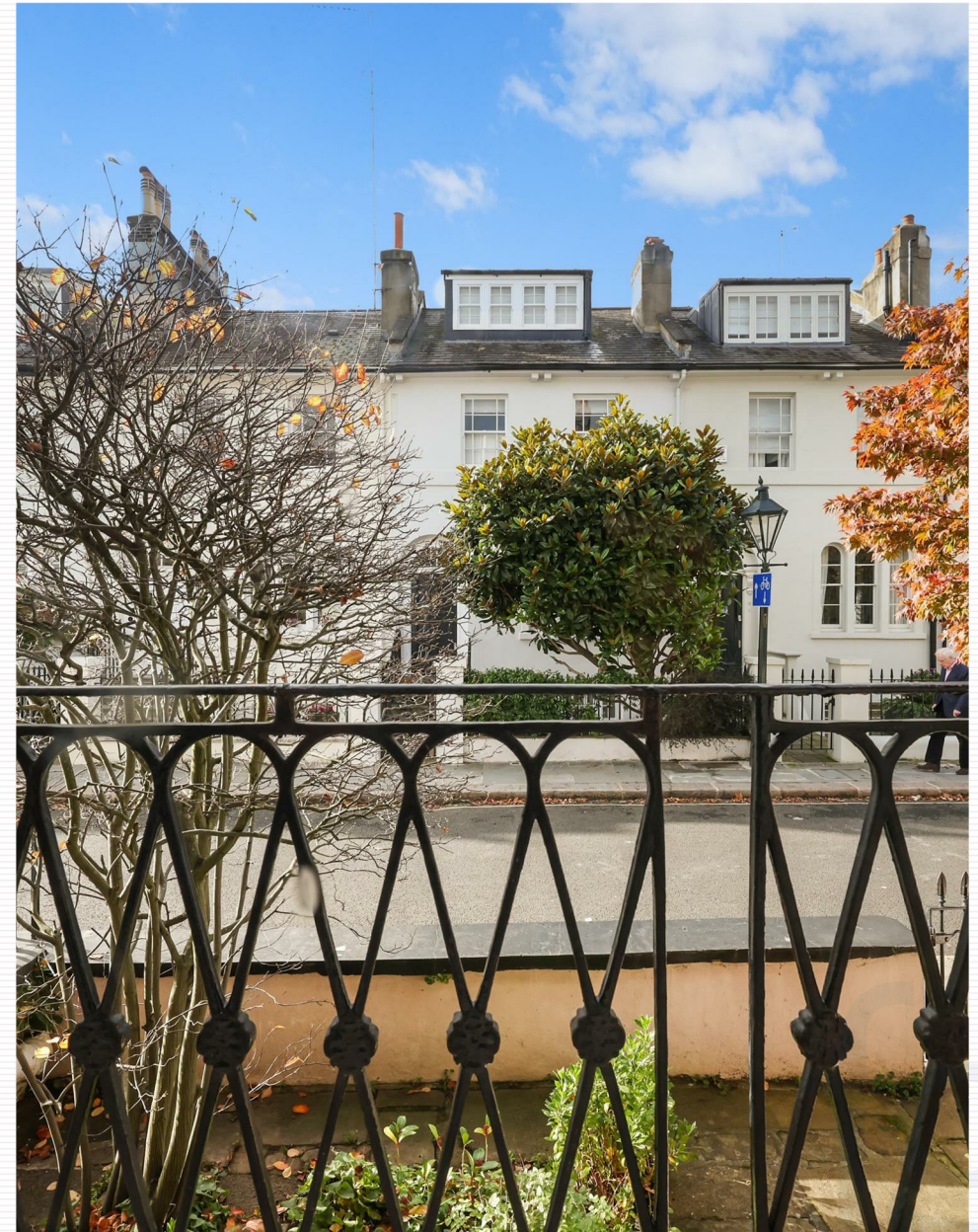


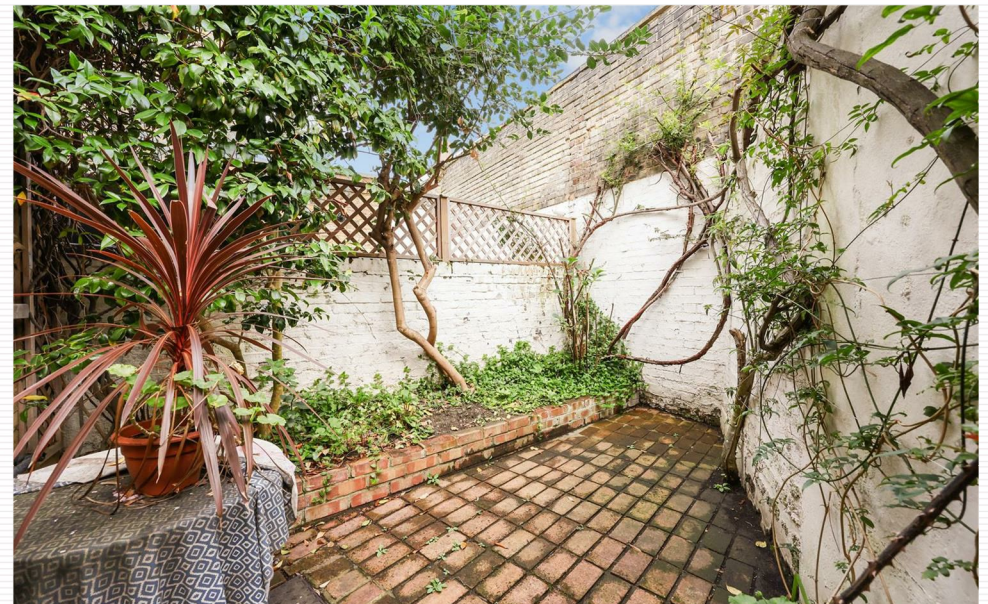
IDEALLY LOCATED WITHIN THE DE VERE CONSERVATION MOMENTS FROM HYDE PARK

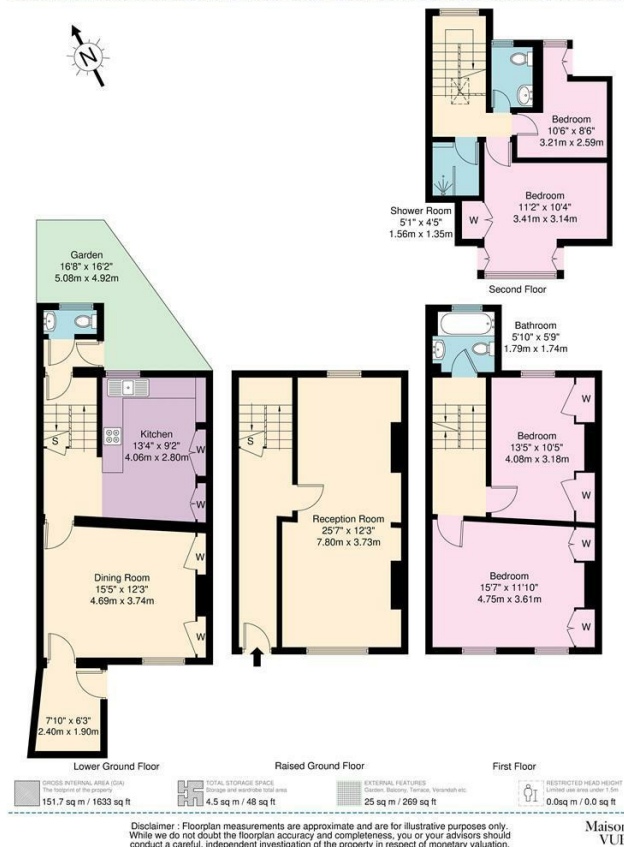
Victoria Grove is a highly regarded residential road forming part of the De Vere Conservation area being ideally located on a tree lined residential road being within easy reach of some of central London's top schools which includes Thomas's, French Lycee and St Mary Abbots. Furthermore Kensington High Street and Gloucester Road tubes are both within very easy walking distance of the house, as are many other transport links. There is also a multitude of shops and restaurants in addition to Hyde Park very close by.

- 4 Bedrooms
- 2 Bath / Shower Rooms & 2 Additional WC's
- Double Reception Room
- Separate Kitchen
- Separate Dining Room
- Private Garden with side access
- Private Garage Available on Albert Mews Via Separate Negotiation (38 year lease)
- Council Tax Band H
- EPC Current: E / Potential: B

Victoria Grove







Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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