

# SHAFTESBURY VILLAS

Kensington • London



**HARWOOD**  
ADVISORY



A wonderful family home,  
set over just four floors with  
off-street parking and a  
stunning South West facing  
garden in Kensington, W8.

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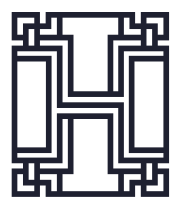
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On entering the property there is an immediate feeling of space and light. Leading off the entrance hall is a spacious double reception room, balcony and a study off it to the rear.

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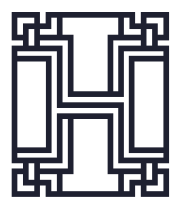


Downstairs there is a lovely family room,  
leading into the well equipped kitchen /  
dining room with bi fold doors opening out  
onto the stunning south west facing garden.



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The impressive first floor is laid out as the principal bedroom, with dressing area and en-suite bathroom and there are two further bedrooms and two bathrooms (one en-suite) on the top floor.



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The house has an abundance of outside space with a large garden and two charming terraces, one off the ground floor reception and a larger one off the first floor half landing.



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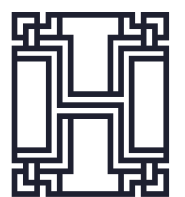


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Shaftesbury Villas is located on Allen Street, south of Kensington High Street and therefore benefits from the shopping and transport facilities of the area. Holland Park and Kensington Gardens are also nearby.



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## Accommodation:

Entrance Hall | Double Reception| Family Room/ Kitchen/Breakfast Room | Cloakroom And Utility Room | Master Bedroom With Ensuite Bathroom | Two Further Bedrooms | Ensuite Shower | Family Bathroom | Study | Garden | Two Terraces | Off-Street Parking

## Local Authority:

Royal Borough of Kensington and Chelsea

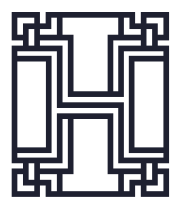
**Council Tax:** Band H

## Approx. Gross Internal Area:

2,333 sq.ft / 217 sq.m

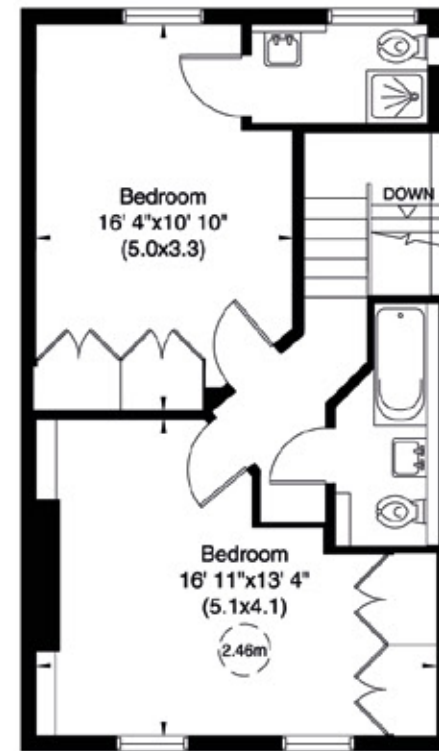
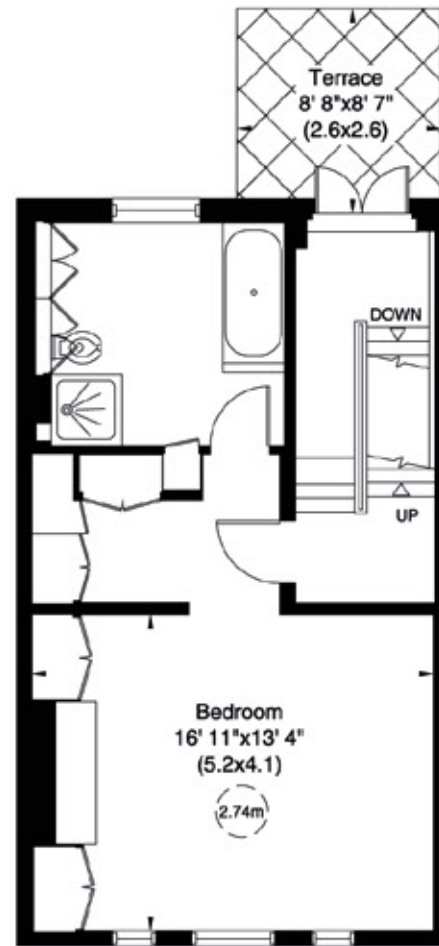
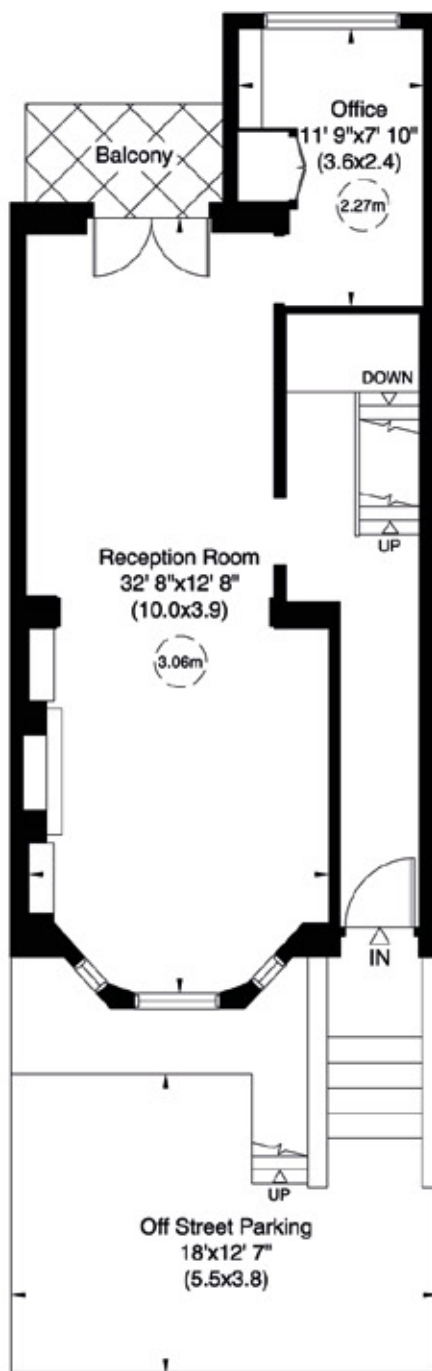
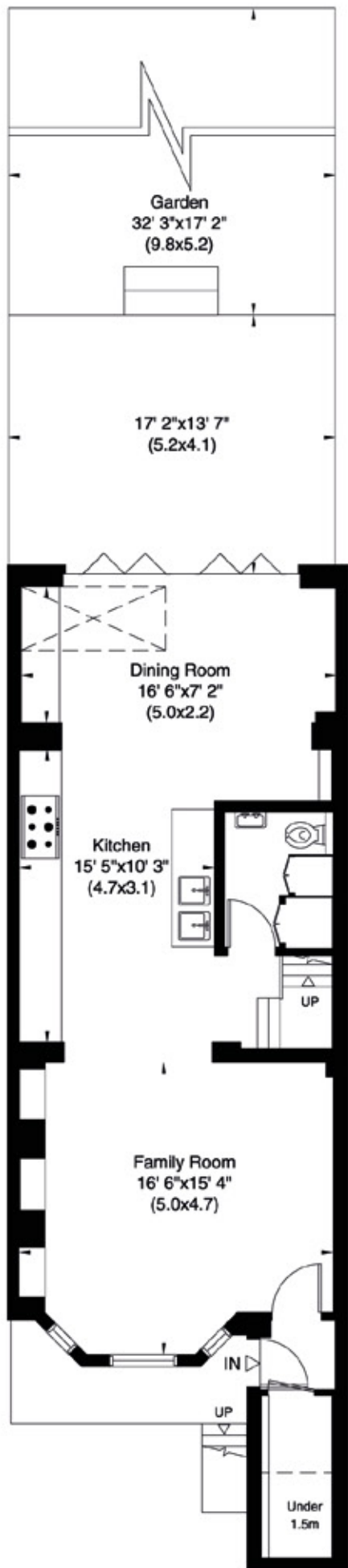
**Terms Tenure:** Freehold

**Asking Price:** £5,000,000



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## ENERGY EFFICIENCY RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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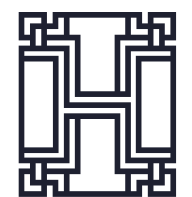
### Shaftsbury Villas, Allen Street, W8

Approximate Gross Internal Area

217 sq m/ 2333 sq ft Including Under 1.5m

215 sq m/ 2316 sq ft Excluding Under 1.5m

Not to Scale, for identification only



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For more information, contact:

*Sami Robertson*

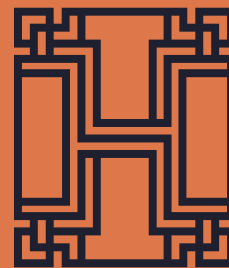
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Particulars dated October 2024. Photographs and videos dated March 2024.