



THE OLD SCHOOL HOUSE
COLLINGHAM GARDENS, SW5

GRANT J BATES
— PROPERTY —



A Grade II Listed Victorian home sat on 2 acres of private garden

GJB

The Old School House, Collingham Gardens, SW5

Guide Price: £10,000,000
Freehold

- Former School House
- Grade II Listed
- Victorian
- Sat on 2 Acres of Private Gardens
- Beautiful Period Detail
- Five Beds
- Five Baths
- Roof Terraces
- Air Conditioned
- Near 4,500 Sq Ft
- 6m Ceiling Height

Description

The Old School House dates back to the late 1800s, a Victorian home built by Sir Ernest George and a fine example of the period's architecture. Beautiful Northern European motifs to the exterior, a striking red brick, and tall windows, the kerb appeal is fabulous. Inside we have five bedrooms, five bathrooms, and near 4,500 sq ft of space across four floors. The raised ground floor is home to the welcoming reception room with fireplace, oak flooring, high ceilings, ample storage, and a feature Baccarat crystal chandelier.

Grant J Bates

Director

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Through to the rear of the property the client has created a decadent principal suite with period detail to include wall panelling and cornicing, overlooking the two acres of private rear gardens. There is an en-suite bathroom with roll top tub, shower, double sinks, and a walk in wardrobe.

Downstairs is the Poliform kitchen with a mixture of stone and steel counter tops, breakfast bar, and Miele, Wolf, and Sub Zero appliances, this space leads to the patio garden via floor to ceiling partially glassed doors and in turn to the standout feature, the beautifully maintained private gardens, south west facing. To complete the floor there is a study, with access to patio, a WC, utility room, a dining room, and en-suite staff quarters. There is dual access to the house from this floor, offering ideal access for staff or guests.

The first floor is perhaps the most striking with a reception room boasting near 6m vaulted ceilings, a collection of tall windows overlooking the gardens to the front, ample wall space for art, a feature fireplace, and cinema screen which retracts above the fireplace. There is a bar here too, and so it offers the ideal space to entertain. The rear of the floor provides two double bedrooms and two bathrooms, again overlooking the gardens, with both bedrooms benefitting from mezzanine space. The second floor is what I would call the second principal, vaulted ceilings, again striking views, and an en-suite bathroom.







There is access here to a substantial roof terrace which takes the personal outdoor space to over 2,300 sq ft.

The house is freehold, beautifully turnkey, and offers Sonos speakers throughout, air conditioning, and underfloor heating. A perfectly interior designed home while retaining the original charm of the Victorian era.

Situation

Collingham Gardens is a charming garden square in one of London's most desirable areas. Fantastic for both state and public schooling, local to world renowned shops, restaurants and amenities via Kensington High Street, and walking distance to some of the capitals most noteworthy attractions. The Royal Albert Hall, Kensington Palace, multiple Museums, and the green open Space of Hyde Park and Kensington Gardens are all moments from the property. Transport options, should they be needed are provided by Gloucester Road, Earls Court, and South Kensington Underground Stations. An ideally located charming London townhouse offering the best the city has to offer.

Additional Information

Local Authority: Kensington & Chelsea
Council Tax Band: G
EPC Rating: D



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The Old School House

Approximate Gross Internal Area = 403.6 sq m / 4344 sq ft (Excluding Void), Plant Room = 12.3 sq m / 132 sq ft,
Total = 415.8 sq m / 4476 sq ft, Approximate Gross External Area = 216.4 sq m / 2329 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.