



Warwick Gardens  
Kensington, W14

CHESTERTONS









An impressive five storey house offering ample living space and exceptional period features. Boasting 5 double bedrooms and wonderful living space, this property is the perfect family home for those seeking generous proportions and plenty of outdoor space.

The ground floor is comprised of a spacious entrance hall, a grand double reception room with ornate fireplace and doors opening onto a pretty rear balcony overlooking the garden. The lower ground floor comprises and a fully-equipped family kitchen with top-of-the-line appliances, useful storage room and secondary entrance to the house, whilst the remainder of the floor gives way to room for informal dining and entertaining that leads seamlessly onto the rear garden via clever bifolding rear doors.

The first and second floors of the house feature five well-appointed bedrooms, including a luxurious master suite with an en-suite bathroom. Additionally, there is a smart family bathroom and a handy utility room. Each floor boasts charming period features, including hardwood floors, intricate mouldings, and high ceilings.

Warwick Gardens is a highly desirable residential area known for its stunning Victorian architecture and excellent transport links. This property is perfectly situated within walking distance to local shops, restaurants, and cafes, making it an ideal location for families.

Overall, this property offers an exceptional opportunity to own a grand home, perfect for families, within the royal borough of Kensington and Chelsea.

- Freehold House
- Five Double Bedrooms
- Beautiful Garden

Offers in excess of  
£5,000,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		74
55-68	D	51	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Freehold  
**Service Charge:** n/a  
**Ground Rent:** n/a  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** H

**Chestertons Kensington Sales**

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# Warwick Gardens, W14

Approximate Gross Internal Area = 3399 sq ft / 315.7 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 233 sq ft / 21.7 sq m

Total = 3632 sq ft / 337.4 sq m



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID963923)

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