



Phillimore Gardens  
Kensington, W8





Located on the prestigious Phillimore Estate, this beautifully presented four-bedroom house offers exceptional space, light, and privacy in one of Kensington's most desirable addresses.

Set over four floors and offering private on-street parking and a garage, the property has been thoughtfully designed for modern family living while retaining a sense of elegance.

Every one of the four double bedrooms benefits from its own en suite, including a luxurious principal suite spanning the entire top floor. The ground floor features a smart, bespoke kitchen with integrated appliances and a generous open-plan living/dining space, opening directly onto a 21-foot patio garden, ideal for entertaining or relaxing. A second reception/snug, utility room, and excellent storage further enhance this exceptional home.

The house enjoys open views over Stafford Terrace to the front and toward Holland Park to the rear, flooding the interiors with natural light and offering a remarkable sense of peace despite the central location.

Phillimore Gardens lies between Kensington High Street and Holland Park, moments from Kensington Palace and Hyde Park. The area is well served by excellent transport links, world-class restaurants, boutique shopping, and leading schools. Nearby cultural landmarks include the Royal Albert Hall, Kensington Palace, and some of London's most renowned museums and galleries.

- Excellent location
- Off-Street parking and Garage
- Four bedrooms
- Four bathrooms
- Lots of natural light

Guide Price £5,650,000

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		77
61-70 D		
51-60 E	54	
41-50 F		
31-40 G		
1-30 Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Freehold

**Service Charge:** £200 p.a

**Ground Rent:** £0

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** H

**Chestertons Kensington Sales**

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# Phillimore Gardens

Approx. Gross Internal Area 2568 Sq Ft - 238.58 Sq M



Ground Floor  
For Illustration Purposes Only - Not To Scale

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