



UPPER PHILLIMORE GARDENS LONDON W8
£30,000 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Upper Phillimore Gardens London
W8

£30,000 Per Month
Unfurnished

 **7 Bedrooms**
 **6 Bathrooms**
 **4 Receptions**

Features

- Seven Bedrooms, - Six Bathrooms, - Four Receptions, - Guest WC, - Garden, - Grand House, - Premier Location, - Unfurnished

Council Tax

Council Tax Band H

Hamptons

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{ A SUBSTANTIAL SEVEN BEDROOM HOUSE ON THE PHILLIMORE ESTATE

The Property

A substantial seven bedroom house located in Kensington in the heart of the sought after Phillimore Estate. The house comprises on the entrance level a stunning hall with access to a large dining room, spacious reception, adjoining salon and guest WC. On the lower floor there is a lovely eat-in country style kitchen, utility room, storage room, wine cellar, bedroom with en-suite and entertaining room with access out to a lovely private garden, mostly laid to lawn. A grand staircase leads to the first floor offering a spacious principal bedroom with new large en-suite bathroom, second large bedroom with en-suite and large storage closet. The second and third floors hold four further double bedrooms, three with en-suite bathrooms. Offered unfurnished. The house has been meticulously looked after and has been fully redecorated, viewing is highly recommended.

Location

Upper Phillimore Gardens is well located on the sought after Phillimore Estate, moments from Kensington High Street with many shops, restaurants and transport links (Circle and District lines). The open spaces of Kensington Gardens and Hyde park are close by along with the amenities at Notting Hill (including the Central line at Notting Hill Gate).



UPPER PHILLIMORE GARDENS

Approximate Gross Internal Area (excluding reduced headroom / eaves & void)

Lower Ground floor = 1256 sq. ft. (116.7 sq. m.)

Ground floor = 1169 sq. ft. (108.6 sq. m.)

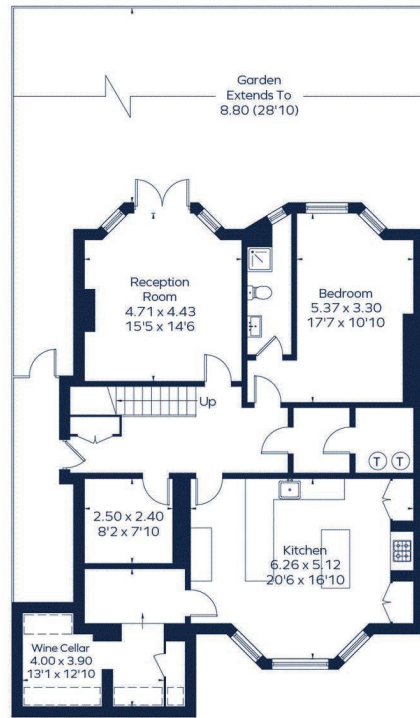
First floor = 1114 sq. ft. (103.5 sq. m.)

Second floor = 1087 sq. ft. (101.0 sq. m.)

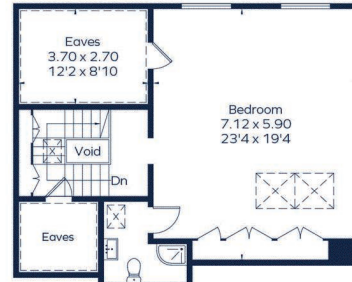
Third floor = 579 sq. ft. (53.8 sq. m.)

Reduced headroom & Eaves = 211 sq. ft. (19.6 sq. m.)

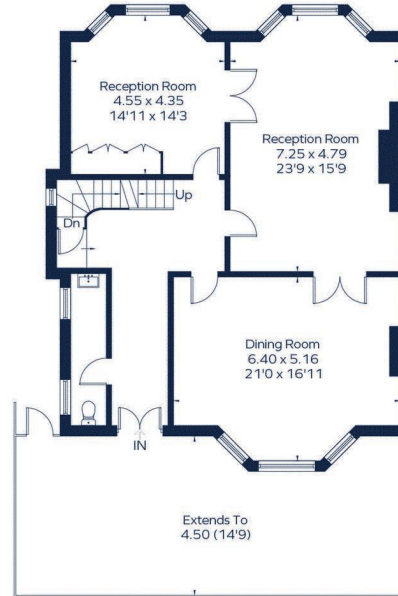
Total = 5416 sq. ft. (503.2 sq. m.)



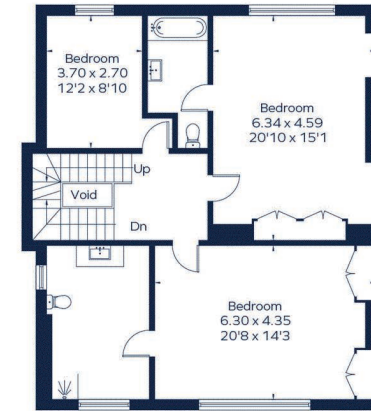
Lower Ground Floor



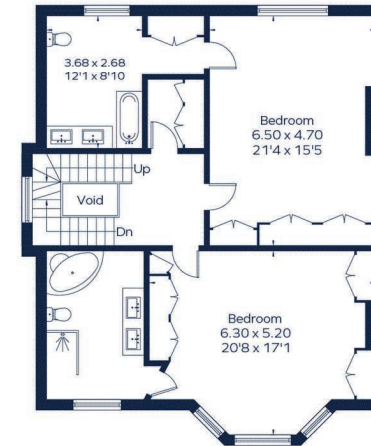
Third Floor



Ground Floor



Second Floor



First Floor

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. ID 1031146

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)		64	81
Less Energy Efficient (E)			
Very Less Energy Efficient (F)			
Least Energy Efficient (G)			

EU Directive 2002/91/EC
England & Wales

