

Canning Place,
London W8



Georgian Townhouse with elegant proportions

This is an elegant white stucco fronted Georgian Townhouse that has a wonderful atmosphere throughout. The house has been in the same ownership since 1982 and now requires modernisation throughout. The accommodation is extravagant in its proportions and every room feels generous.

Of particular note are the first floor drawing room that interconnects with a library to the rear of it, a superb second floor principal bedroom suite and a large bathroom next to it and the charming south facing garden to the rear. In all there are three bedrooms in the house and there is also a summer house in the garden.



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Guide price: £4,350,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H













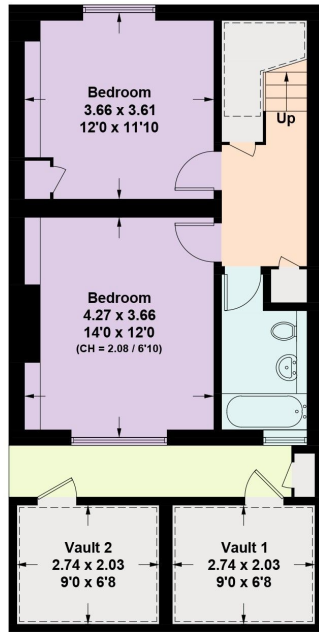
Location

Canning place is a highly sought after address, conveniently located close to Hyde Park and the many shops and restaurants available on High Street Kensington and Gloucester Road.

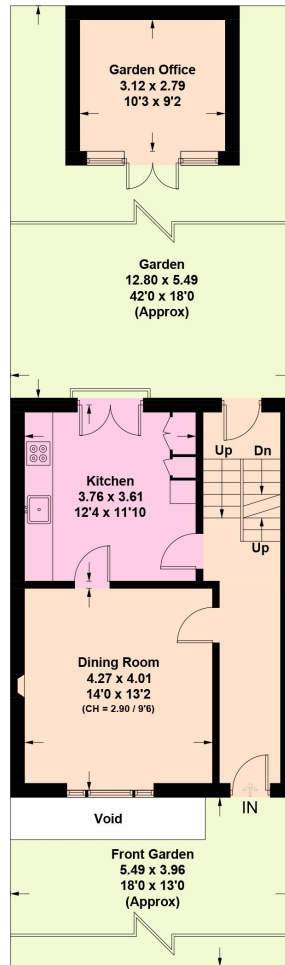


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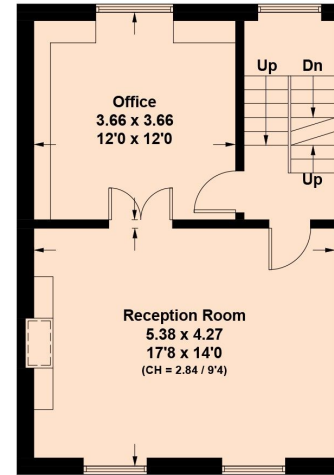
Approximate Floor Area = 175.3 sq m / 1887 sq ft
 Vaults / Garden Office = 22.1 sq m / 238 sq ft
 Total = 197.4 sq m / 2125 sq ft sq ft
 Including Limited Use Area (15.6 sq m / 168 sq ft)



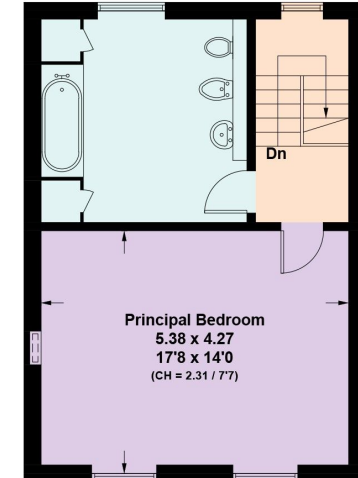
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Kensington

52-56 Kensington Church Street

W8 4DB

knightfrank.co.uk

I would be delighted to tell you more

Robert French

020 3892 3576

robert.french@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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

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