

SOUTH KENSINGTON SW7



An exceptional low-built family house with a beautiful garden

A charming Grade II listed, lowbuilt six/seven bedroom family house situated in this quiet and prestigious cul-de-sac.

The house is wide and arranged over only four floors, offering exceptional entertaining space, with a special and rare double height reception room which leads onto a truly beautiful and tranquil west-facing garden.

The principal bedroom suite opens onto a west-facing terrace with views of the garden.

The house was formerly connected to the home of Sir Winston Churchill.









 $_{6}$ 

















Total Approximate Gross Internal Area 5,771 sq ft / 536.13 sq m including 13.56 sq m of store room

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.

Lower Ground Floor

Guide Price £19,500,000

Tenure Freehold

Local Authority

The Royal Borough of Kensington & Chelsea

Council Tax Band H

EPC

Rating E













Knight Frank Kensington

52-56 Kensington Church Street

London

W8 4DB

knightfrank.co.uk

Will Allen 020 3892 3575

will.allen@knightfrank.com

James Pace 07867 800449

james.pace@knightfrank.com

## Your partners in property



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building repulsions or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. 06/13/24 KF-240507B-08-GG



