



PHILLIMORE GARDENS

KENSINGTON W8





An exceptional lateral house at one of London's finest addresses





This classic Phillimore Estate house has been beautifully restored and was the winner of London's Best Single Residence at the UK Property Awards in 2018. A rare combination of traditional architectural integrity and contemporary styling, the house has been superbly crafted and designed by a world-class design and construction team. Located on one of central London's most coveted super-prime residential addresses, 28 Phillimore Gardens is a very rare commodity.

Extending to approximately 5,123 sq ft / 476 sq m of internal area, the accommodation in the house has unusually good lateral space and has the unusual benefit of having planning permission already granted and protected to significantly extend the house underground by an additional 3,305 sq ft / 307 sq m, creating a total potential internal area of 8,428 sq ft / 783 sq m.



The gracious, wide entrance hall features a bespoke, stone-clad cantilever staircase creating an impressive sense of arrival to the formal reception rooms on the raised ground floor. Lift access and a guest WC cloakroom can also be found on this level.



Of particular note is the formal drawing room which spans the entire rear of the house, with three elegant sash windows providing a wonderful aspect over gardens on the Phillimore Estate.





A fantastic informal sitting room and dining room adjoins the kitchen and has an electrically operated large glass sliding doors on to the garden which create unusually practical, light filled family space.

A bespoke, exceptionally designed contemporary Boffi kitchen is well-served by Gaggenau appliances and supported by a fully equipped chef kitchen including a walk-in fridge and industrial grade cooking equipment and extraction unit.







Accommodation

- Entrance hall
- Drawing room
- Dining room
- Guest cloakroom
- Family kitchen/ breakfast room
- Family reception room
- Principal bedroom suite with two bedrooms, two dressing rooms and interlinking en-suite bathroom
- Three further en-suite bedrooms
- Chef kitchen
- Laundry room
- Wine cellar
- Lift
- Off-street parking

Specification

- Fully air conditioned throughout
- Underfloor heating throughout
- Industrial scale water heating system and water pressure
- Vola taps throughout
- Fully dimmable lights throughout
- All bathrooms Italian marble
- Ground floor and common parts Italian marble
- Eight-person lift to all floors
- All windows include built in black outs and insect screens
- Fully fitted out chef kitchen including professional range and walk in fridge as well as industrial extraction
- Centralised extraction system throughout
- Electrically operated garden door
- Fully family kitchen including Gaggenau equipment, Boffi kitchen
- Fully temp controlled wine cellar
- Wooden panelling on the ground floor
- Italian closets throughout including ground floor (Molteni, Georgetti)
- Ample storage
- Two originally restored fire places
- Fully equipped laundry room with industrial machines
- Lutron Homeworks System
 - Lighting control via Lutron SeeTouch keypads
 - Window treatments including blinds, curtains, bugnets and blackouts
 - Integrated into Control4
- Control4 Home Automation System
 - Multi-room audio to all principle rooms
 - Multi-room 4K Video distribution to all principle rooms
 - Video Intercom from main door to fixed and portable touch screens
 - Surround sound audio to principle TV locations
 - Automation of under bed lifts and picture split mechanisms of the principal bedroom's and ground floor reception room's TVs
 - Security lock to basement wine cellar
- Security System
 - Full perimeter external CCTV system
 - Full perimeter intruder system including: monitoring of all windows, doors; and internal motion detection
- Networking
 - Cat6 wiring throughout
 - WiFi6 wireless network

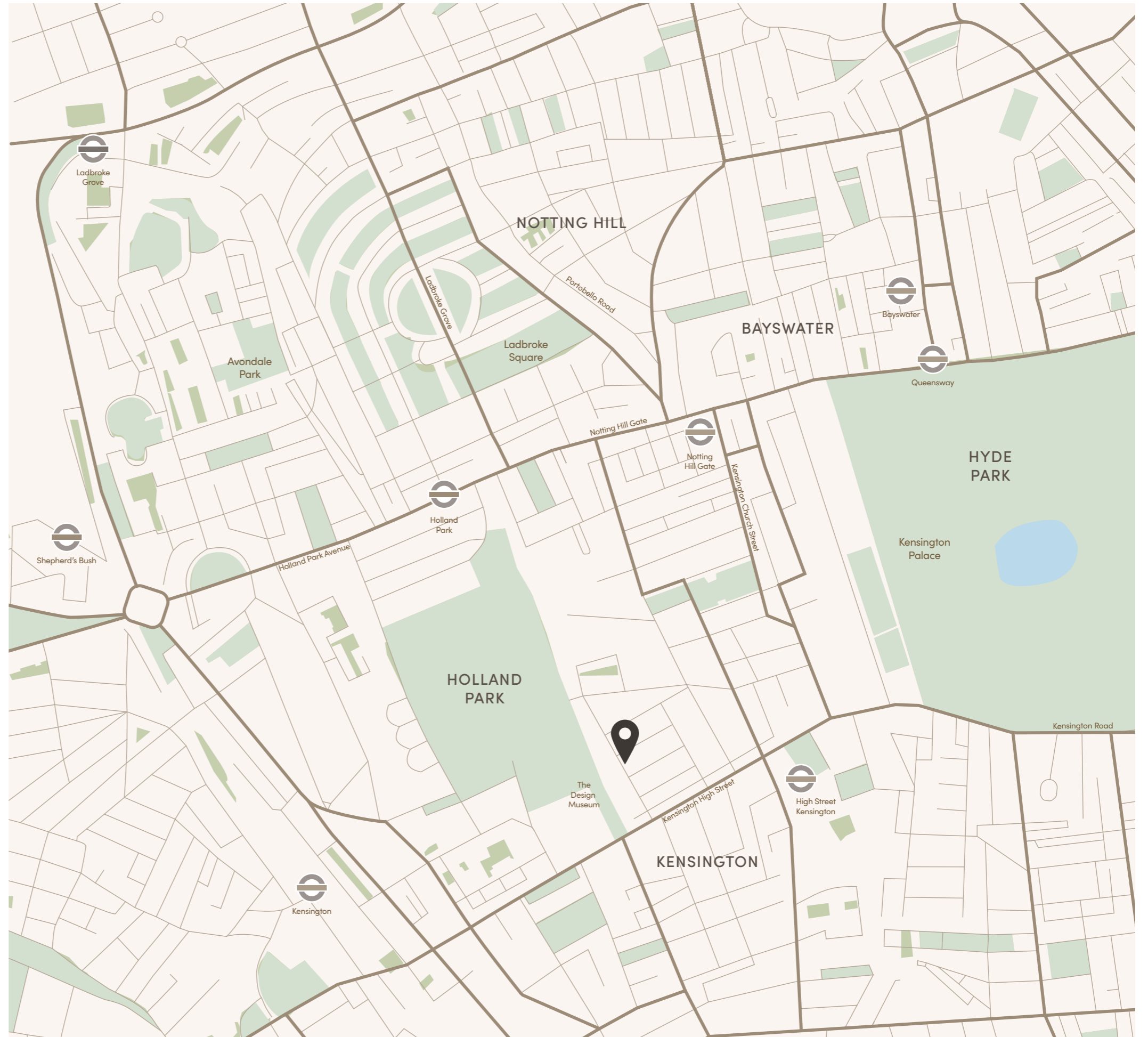


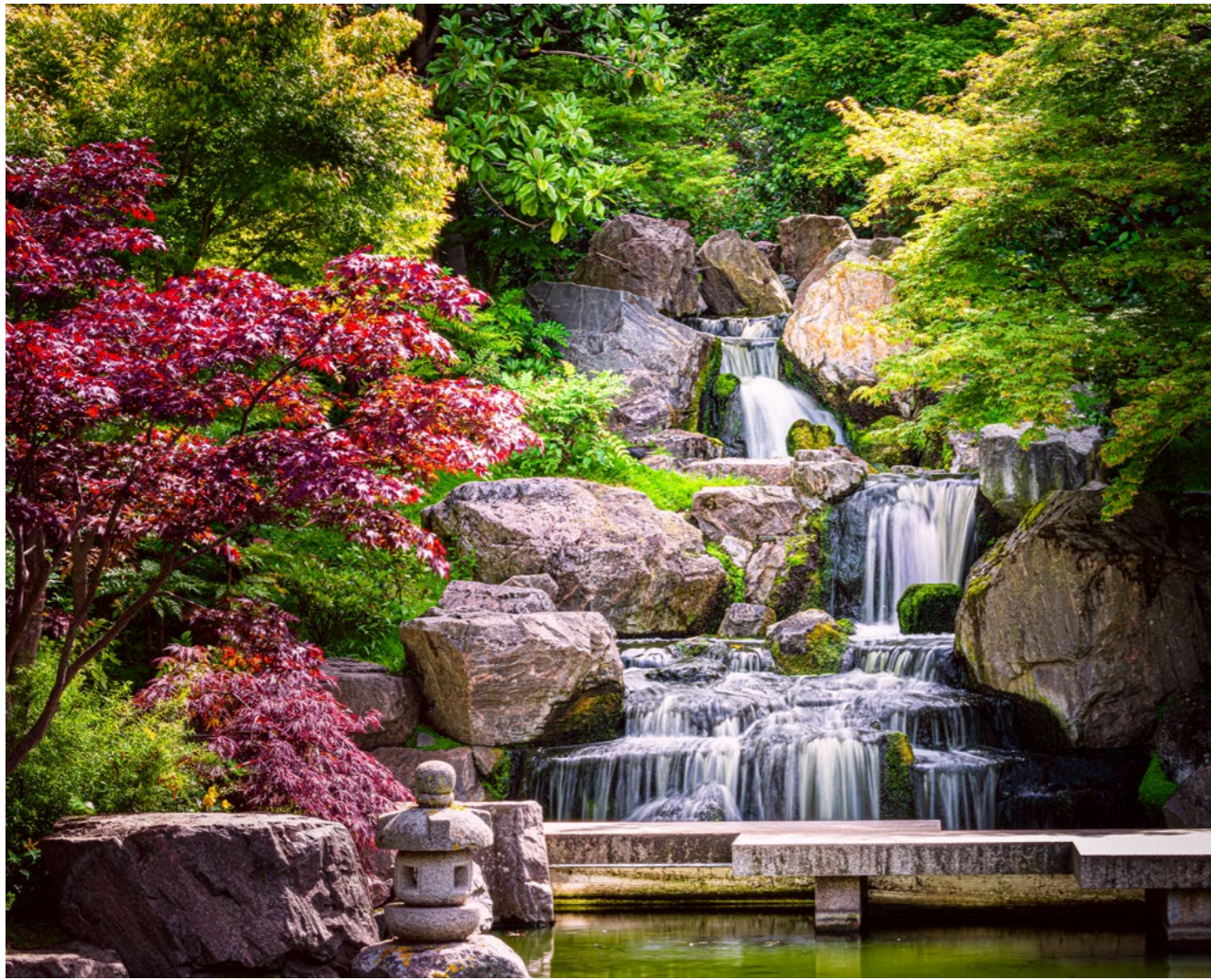


Location

The Phillimore Estate is located to the north of Kensington High Street between two of London's most beautiful parks: Holland Park and Kensington Palace Gardens/Hyde Park.

Phillimore Gardens is generally considered to be one of the most prestigious positions on the estate. Access to the world famous shops and restaurants in and around Knightsbridge, South Kensington, Mayfair and Notting Hill is very easy, as is access out to the M4 for Heathrow Airport. The house is also close to some of central London's finest schools.



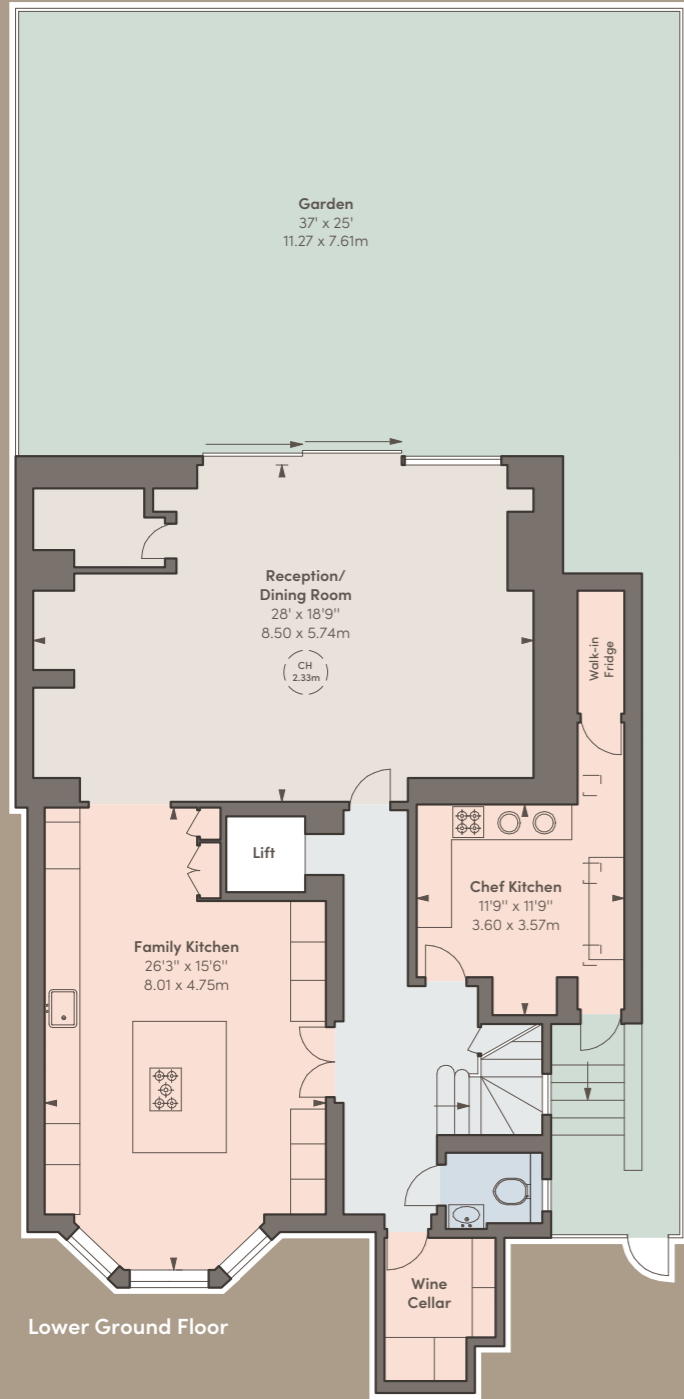


The Phillimore Estate is perfectly located close to Holland Park (above) and the charming boutiques of Notting Hill Gate (right).

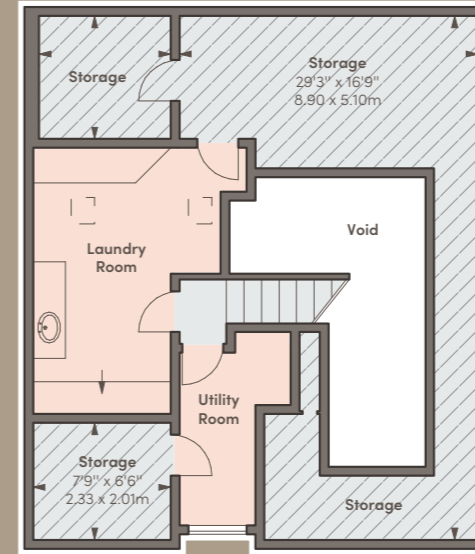


Many of London's finest cultural institutions; museums, galleries and the iconic Royal Albert Hall (left) are within easy reach. Kensington Palace and Kensington Palace Gardens (below) are also close by.

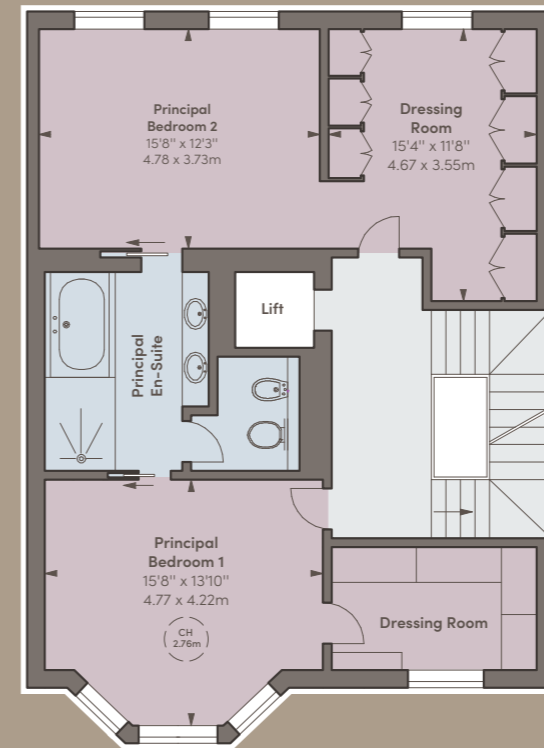
Current layout



Raised Ground Floor



Third Floor

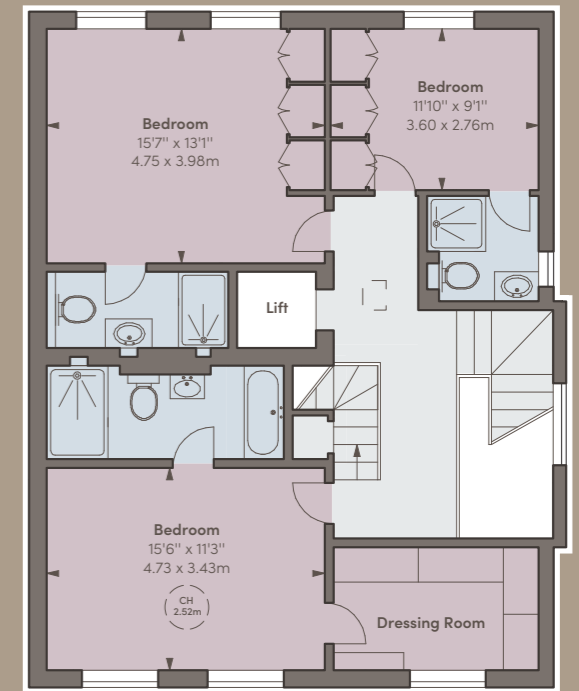


First Floor

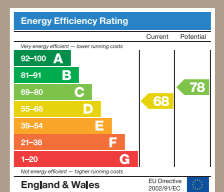
Tenure: Freehold
 Price: £24,000,000
 Local Authority: The Royal Borough of Kensington & Chelsea
 Council Tax: Band H

Approximate Gross Internal Area
5,123 sq ft / 476.02 sq m
 excluding void, including 31.84 sq m of under 1.5m area

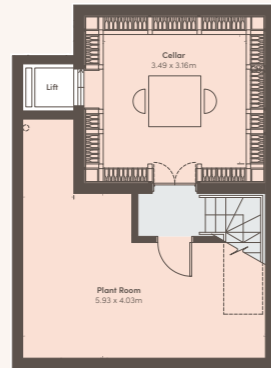
/// Hatched Area: Under 1.5m
 CH: Ceiling height



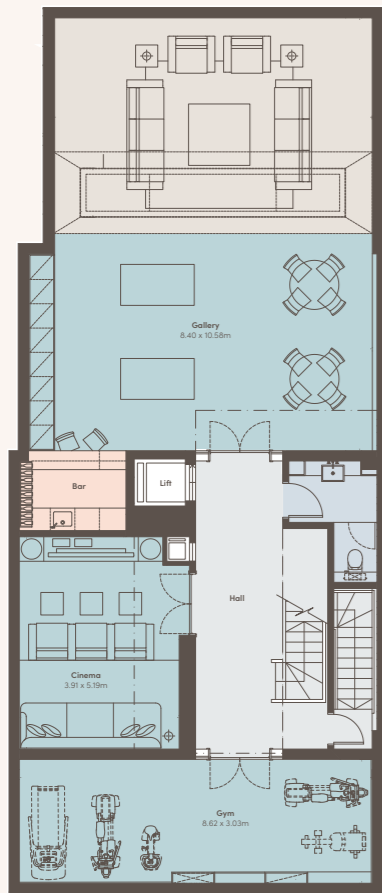
Second Floor



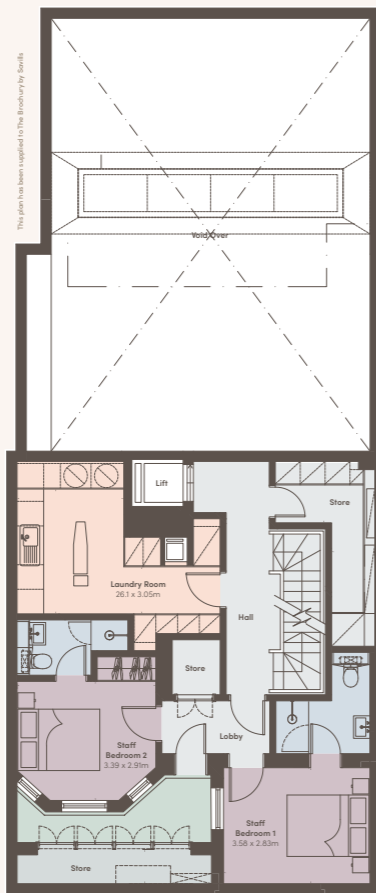
Proposed layout



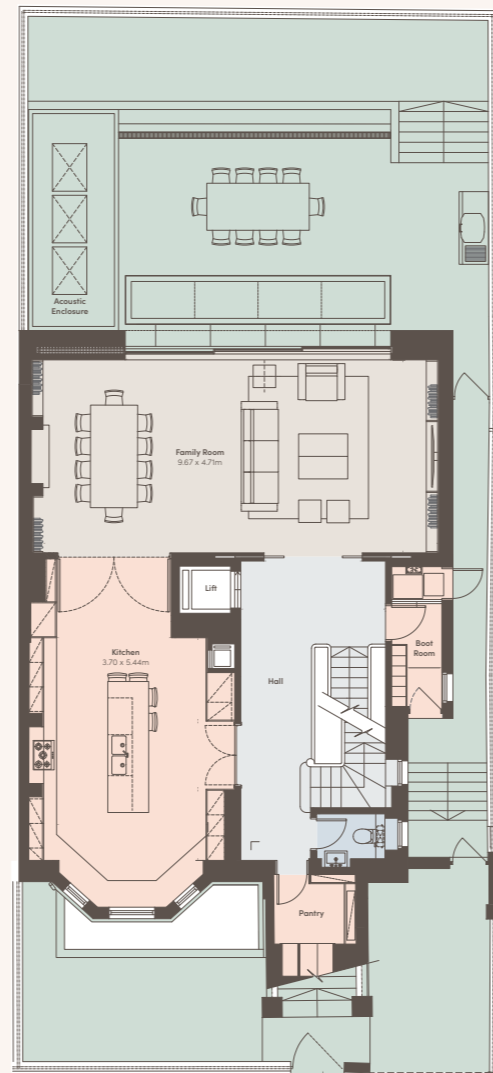
Basement Three



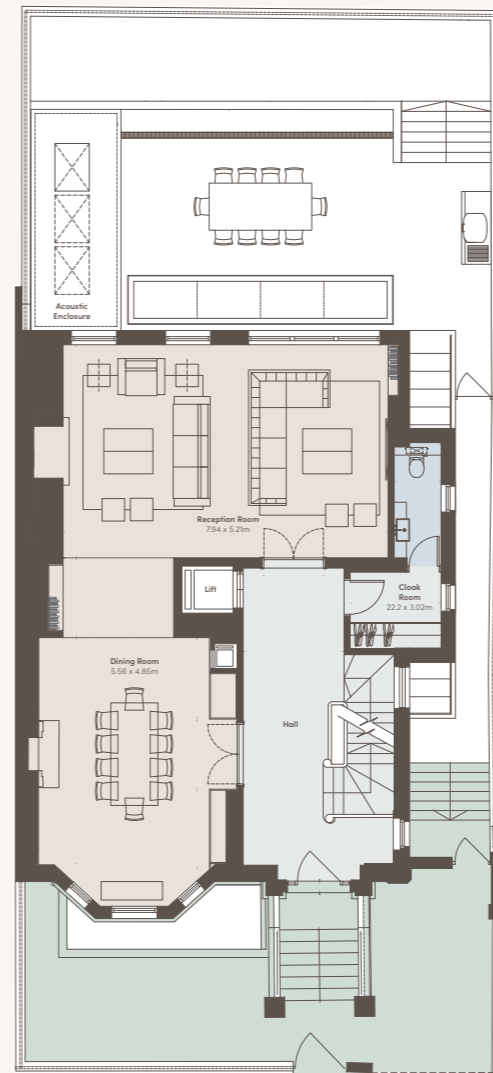
Basement Two



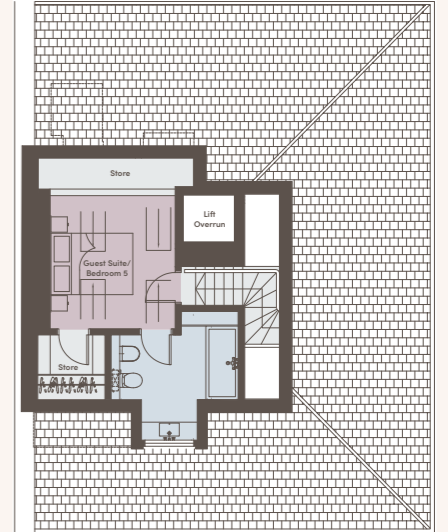
Basement One



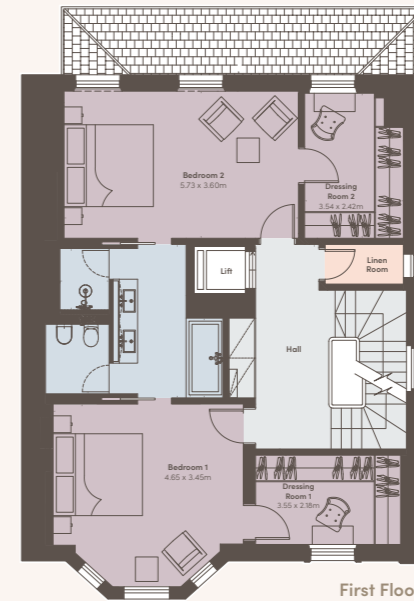
Lower Ground Floor



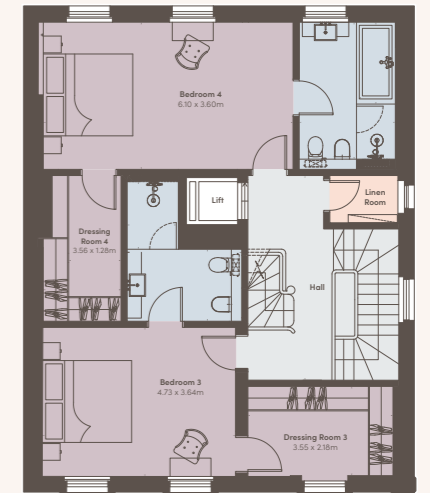
Ground Floor



Third Floor



First Floor



Second Floor

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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