



Pitt Street

KENSINGTON W8





*An attractive four-bedroom corner house with excellent entertaining space and a south facing garden.*





The house has an impressive first floor drawing room, as well as a large kitchen/dining room on the raised ground floor. There are three bedrooms on the upper floors and one on the lower ground floor.

The property is held on one title, with two council taxes, as the lower ground has been made into a self-contained one-bedroom flat.





Pitt Street is a very quiet road close to the High Street and Kensington Church Street. It is therefore extremely well-placed for the many shops and restaurants, as well as both Holland Park and Kensington Gardens, and the Underground Station at High Street Kensington.

**Tenure**  
Freehold  
  
**Guide Price**  
£5,500,000

**Local Authority**  
The Royal Borough of Kensington & Chelsea  
  
**Council Tax**  
Information not available at time of publication

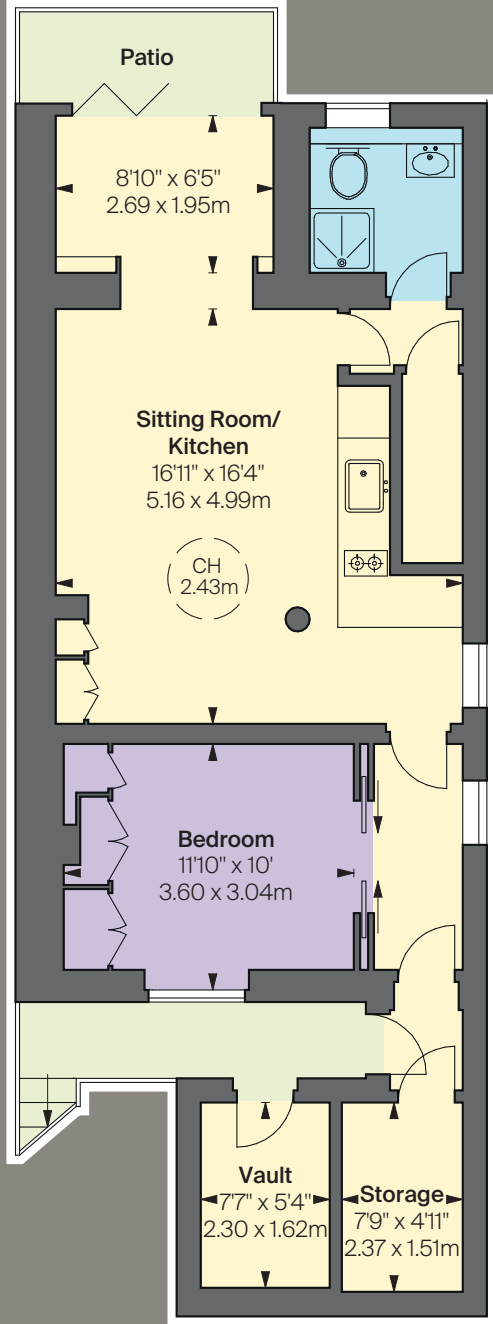
**EPC**  
Rating D



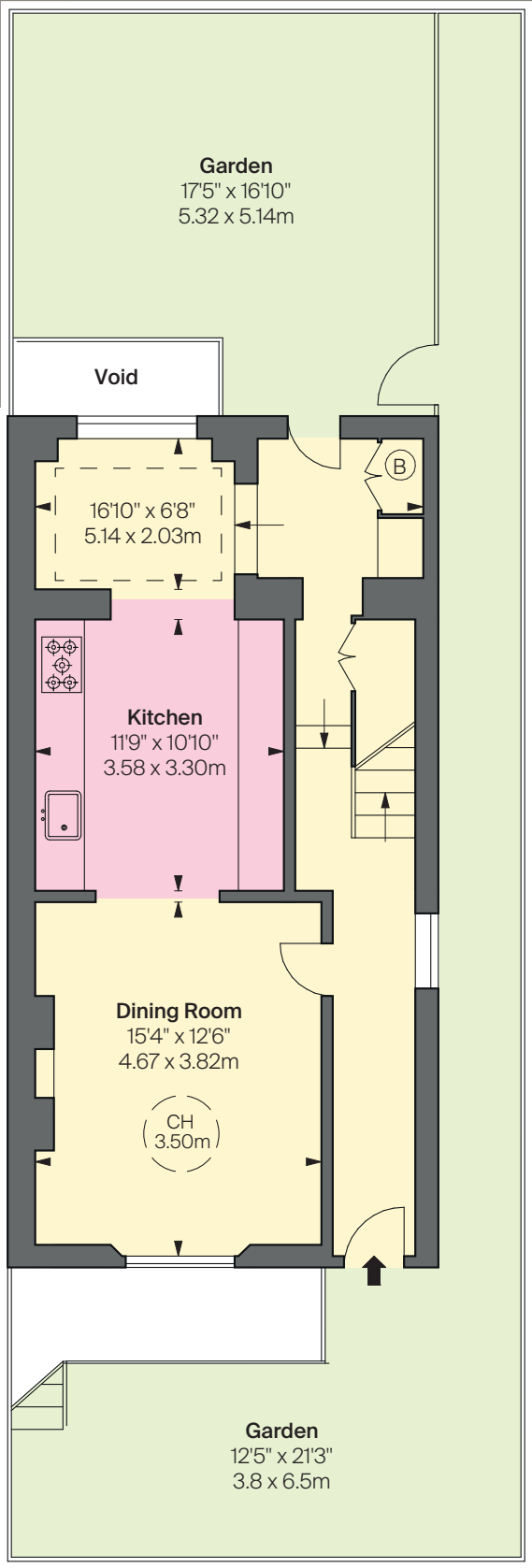
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Lower  
Ground Floor



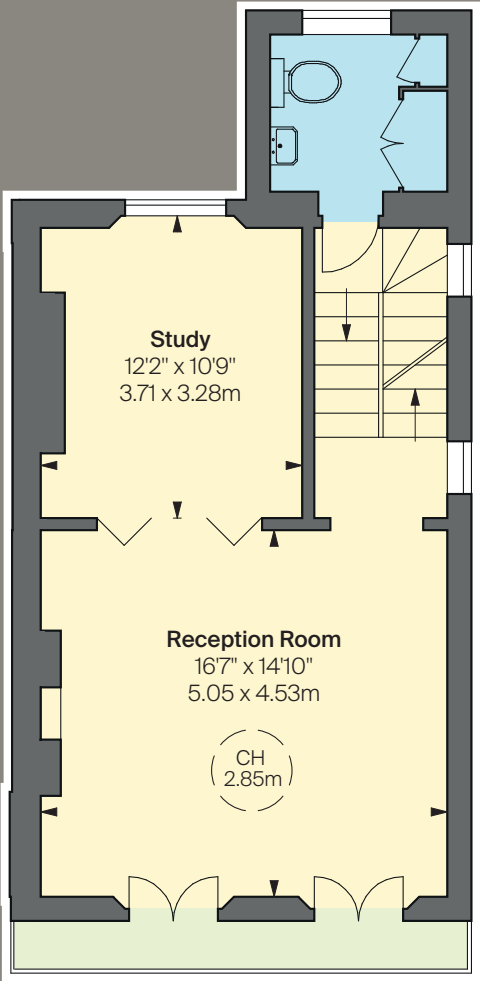
Raised Ground Floor

**Approximate Gross Internal Area**  
2,647 sq ft / 245.95 sq m  
excluding external vault

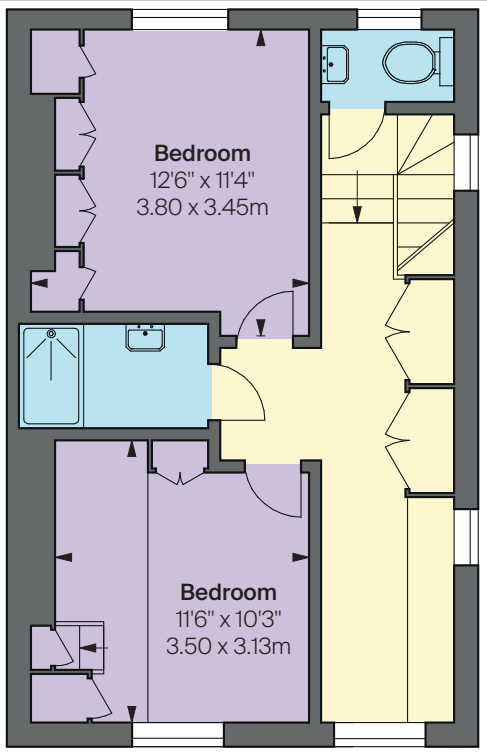
**External Vault Area**  
39 sq ft / 3.68 sq m

**Total Approximate Gross  
Internal Area**  
2,686 sq ft / 249.63 sq m  
excluding external vault

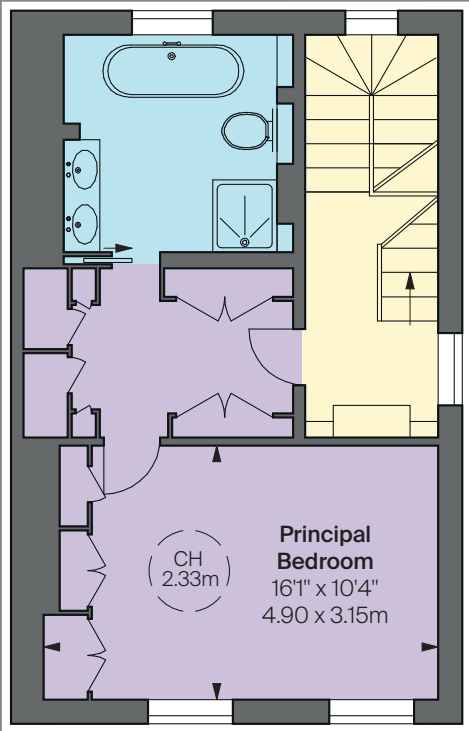
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Third Floor



Second Floor



THE  
BROCHURE



