



# ST JOHNS VILLAS

KENSINGTON W8









## An impressive four-bedroom house in the highly sought-after gated development Kensington Green, located in the heart of Kensington

This superb St Johns Villas townhouse is very well-positioned in Kensington Green, being on the quiet eastern side of the development. It is one of only six houses that has the benefit of direct access to the private underground parking. The house is situated over only four floors, occupying approximately 2,642 sq ft, with an excellent balance between entertaining space and bedroom accommodation. In addition, there are two dedicated and secure private parking spaces





On the ground floor there is a charming kitchen/breakfast room, leading through to a fantastic family room/dining room, which has an abundance of light and French doors opening out to the beautiful 25 ft patio garden.

The first floor is excellent for entertaining, with a grand double reception room with three floor to ceiling windows to the front, plus views over the garden to the rear of the property.









The second floor has two large bedrooms with en-suite bathrooms. The top floor has two further generous bedrooms with a shared bathroom in the middle.

On the lower ground floor is direct access to two dedicated and secure private parking spaces, as well as two storage rooms.

**Tenure**  
Freehold

**Guide Price**  
£4,950,000

**Council Tax**  
Band H

**EPC**  
Rating C

**Local Authority**  
The Royal Borough of  
Kensington & Chelsea





Kensington Green is renowned for its excellent security, convenient location and amenities. There is a 24-hour security team, beautiful landscaped gardens and a well-equipped gym.

Residents have access to a private and exclusive gym in the impressive Grade II listed Stone Hall building. The development occupies a 9-acre site of award-winning gardens, squares and open spaces.

The house is also close to all the wonderful restaurants, shops and bars in High Street Kensington and South Kensington's world-famous museums. It is also a short walk to Holland Park, Kensington Gardens and Kensington Palace. There are also excellent transport links to Heathrow International Airport (approximately 12 miles away).



Approximate Gross Internal Area

2,613 sq ft / 242.83 sq m  
excluding loft, garage and basement storages

Approximate Garage and  
Basement Storages

486 sq ft / 45.17 sq m

Approximate Loft Area

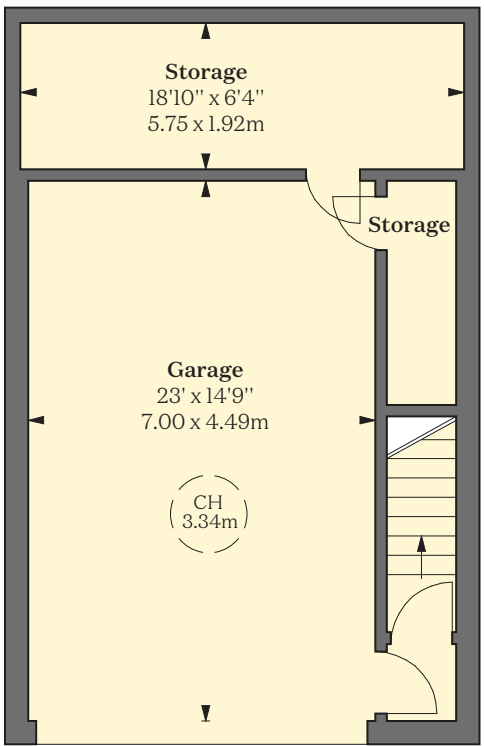
482 sq ft / 44.78 sq m

Total Approximate Gross Internal Area

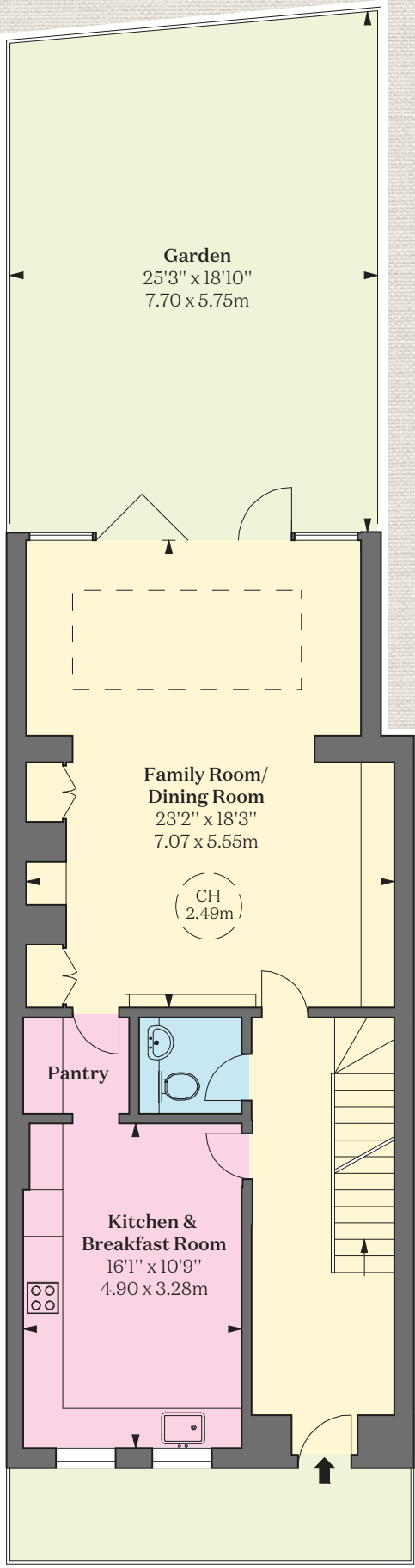
3,582 sq ft / 332.78 sq m

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.

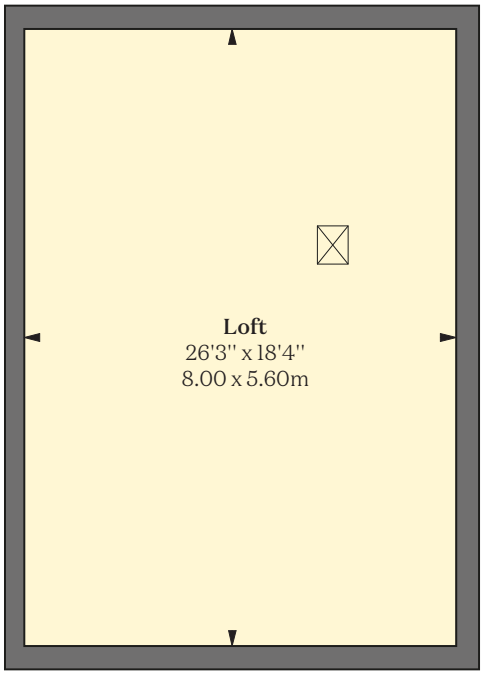
CH: Ceiling height  
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Alex Winship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



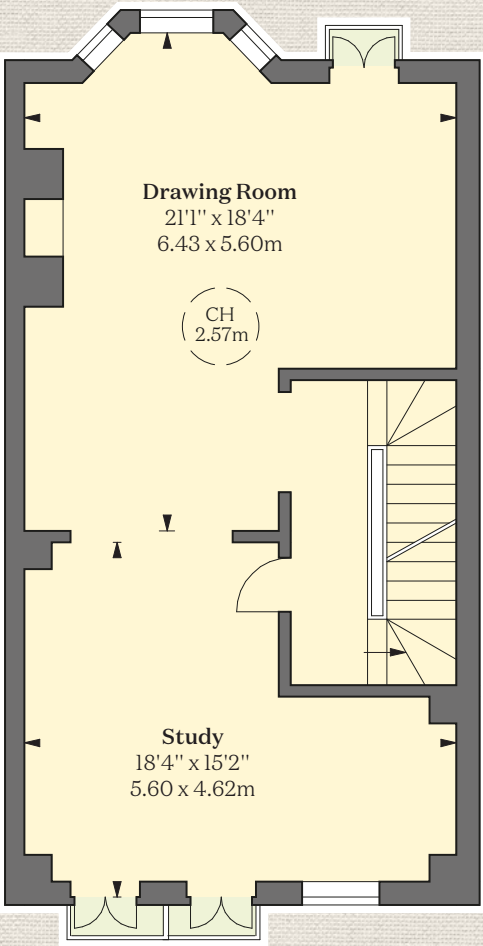
Basement



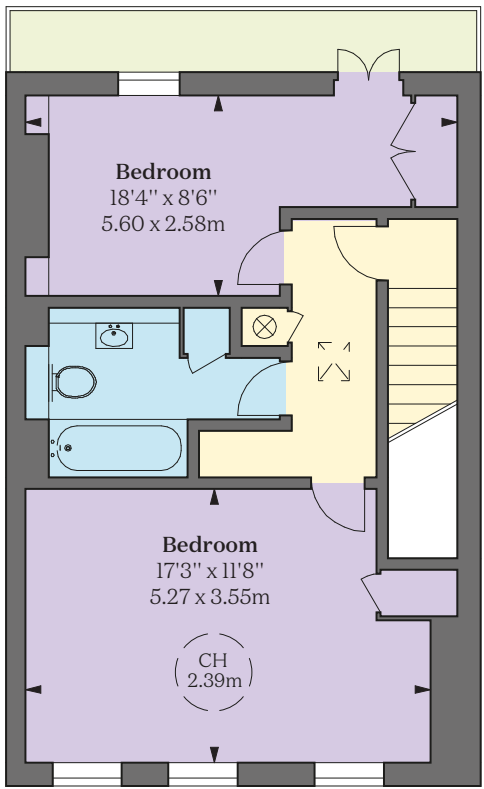
Ground Floor



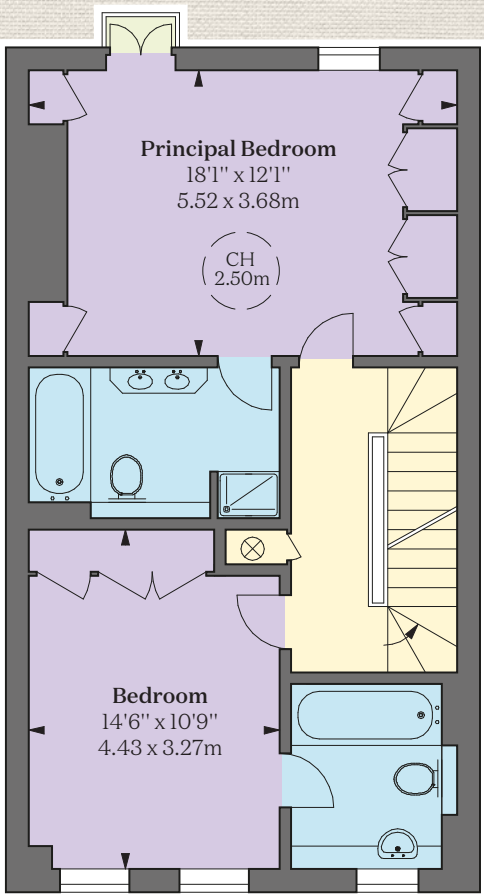
Loft



First Floor



Third Floor



Second Floor





**Knight Frank**  
**Kensington**  
52-56 Kensington Church Street  
London  
W8 4DB

**Will Allen**  
020 3892 3575  
will.allen@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

## 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 regulations 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 February 2025. Photographs and videos dated February 2025.**

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 W1U 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. 02/24/25 KF-250414-09-GG



