



**Canning Place**  
KENSINGTON W8





A beautifully presented low-built villa-style house set back from the street behind a well-kept front garden





Set back from the street behind a well-kept front garden is this beautifully presented low-built villa-style house. The property is quietly situated at the southern end of De Vere Gardens with excellent open views at the front towards Kensington Gardens.

This wonderful home is thoughtfully designed and bright and airy throughout. Its layout maximises the natural light available and the accommodation flows seamlessly. From generous living space over the ground floors, to generous bedrooms both upstairs and in the excellent basement level below, this house has fabulous appeal to a wide range of buyers. At the rear is a superb south-facing garden that has been planted with many mature plants and shrubs and is easily accessed both directly from the kitchen/ dining room and the laundry room.







# Terms

**Guide Price**  
£5,350,000

**Tenure**  
Freehold

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

**Council Tax**  
Band H

**EPC**  
Rating D





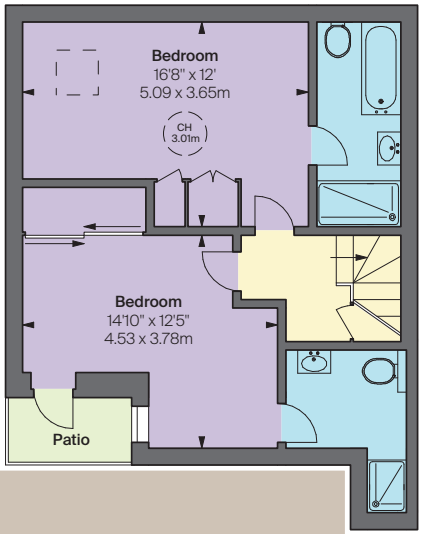


## Location

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. The house is similarly well-served by excellent transport links, with High Street Kensington, Gloucester Road and South Kensington tube stations all close by.







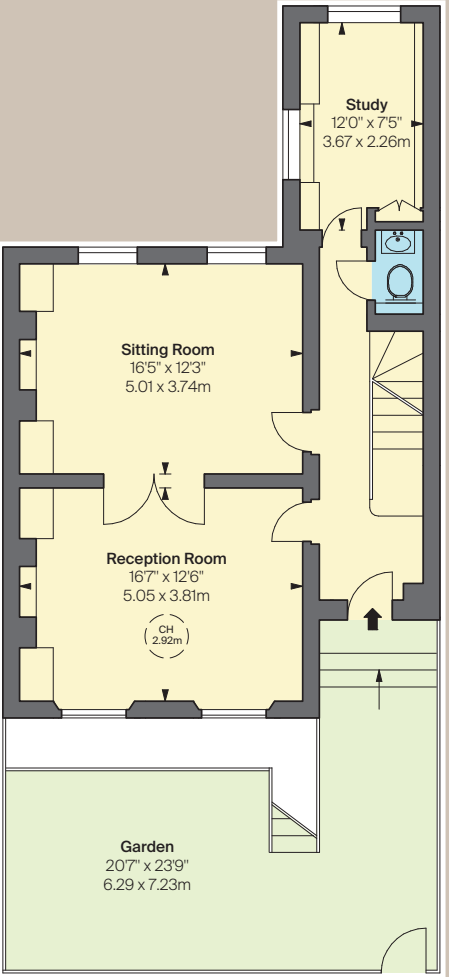
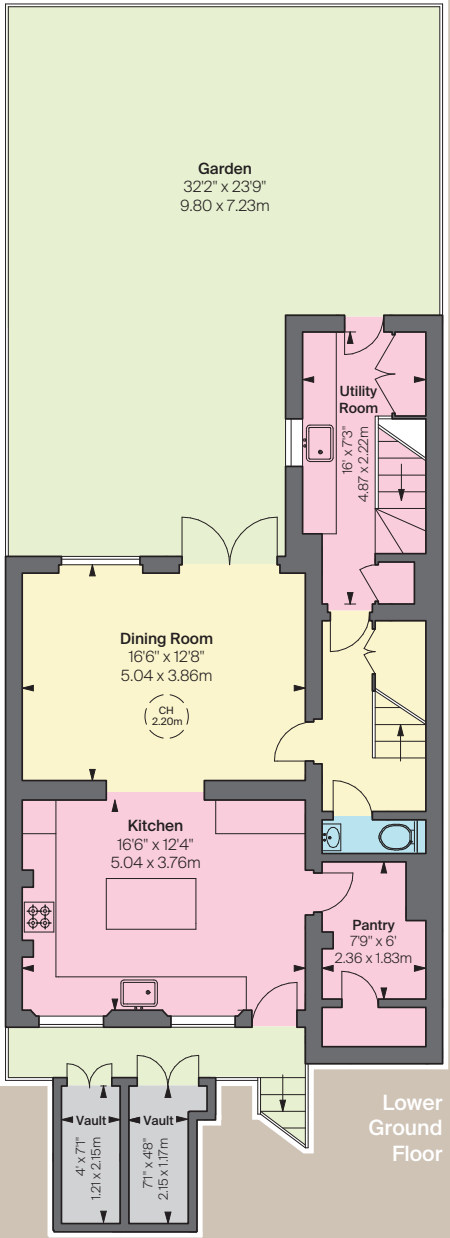
Approximate Gross Internal Area  
2,665 sq ft / 247.58 sq m  
excluding vaults and eaves storage

Vault  
53 sq ft / 4.99 sq m

Eaves storage  
221 sq ft / 20.62 sq m

Approximate Gross Internal Area  
2,940 sq ft  
273.19 sq m

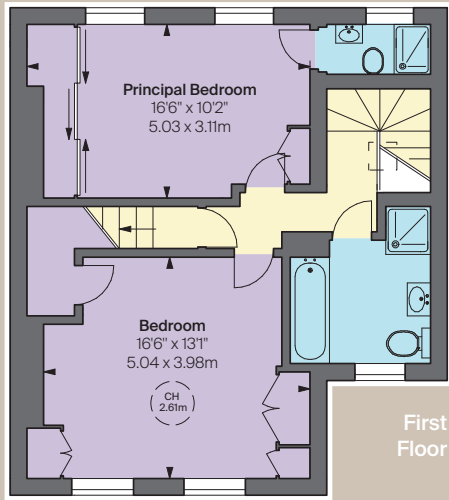
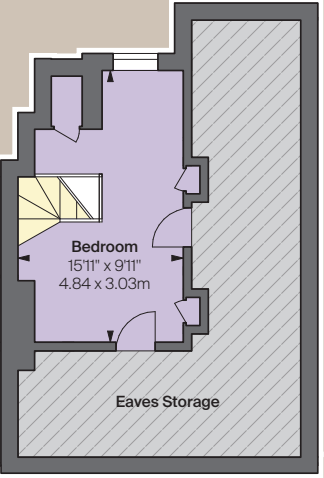
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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.

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## 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.

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**Particulars dated September 2024. Photographs dated September 2024 and April 2025.**

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