



KENSINGTON GATE

Kensington W8



KENSINGTON GATE, W8

Kensington Gate is an exclusive garden square comprising just 29 elegant houses, located immediately south of Kensington Palace.

			EPC
6	5	3	Exempt

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Freehold

Guide Price: £7,950,000



BUILT IN THE EARLY 1850S

The property occupies a prime position on the northern terrace and is a particularly handsome Grade II* listed white stucco townhouse. Behind the attractive façade, the property offers beautifully proportioned rooms with impressive ceiling heights, abundant natural light, and charming views over the communal gardens to the front.





ACCOMMODATION

The accommodation provides an excellent balance between formal entertaining and family living. On the raised ground floor, a spacious open-plan kitchen and dining room opens into a light-filled conservatory, ideal for informal gatherings. The first-floor double drawing room is a striking space, boasting ceilings over 3.6m in height and elegant French doors opening onto a south-facing balcony.

The principal bedroom suite occupies the entire second floor, with a separate dressing room and large bathroom suite with views over the gardens of the Australian High Commissioner's residence. On the top floor, there are three additional bedrooms and two bathrooms. All bedrooms on the upper floors benefit from air conditioning.

The lower ground floor offers flexible accommodation, currently arranged as two bedrooms, two shower rooms, a utility room, and a gym. There is also another entrance at the front of the building, which would be useful for guests and any staff. In addition, there are three vaults under the pavement at the front of the property, which is very useful for storage.

This property is Grade II listed and is therefore EPC exempt.



LOCATION

Kensington Gate enjoys a superb location, moments from the amenities of Kensington High Street and Gloucester Road, and within close proximity to some of London's most highly regarded schools, including the Lycée Français, Thomas's, Glendower, St Mary Abbots, Wetherby, and Pembridge Hall. The expansive green spaces of Kensington Palace Gardens and Hyde Park are nearby.





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Approximate Floor Area = 359.91 sq m / 3874 sq ft
Vault 2 & 3 = 8.73 sq m / 94 sq ft
Total = 368.64 sq m / 3968 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1243977)

Approximate Gross Internal Area = 368.64 sq m / 3,968 sq ft

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We would be delighted
to tell you more.

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