



Clareville Grove, South Kensington SW7



Clareville Grove, South Kensington SW7

A handsome three/four bedroom townhouse discreetly located on a highly regarded residential tree-lined road in South Kensington SW7. This is a unique opportunity to acquire a substantial family home with a rare width and west-facing 44ft mature walled garden.

The property offers great privacy and is set back from the street with a gated front garden. Entering on the raised ground floor, this floor contains a double reception room, which is characterised by a striking ceiling height of three metres, and two marble fireplaces.



Asking price: £4,600,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H



Both rooms are complimented by fitted storage, and the rear reception benefits from elegant French doors that open on to a charming balcony with green views.

The lower ground floor features an open-plan kitchen with an island, an Aga, plenty of cabinetry, and ample worktops. Every detail has been carefully considered to ensure functionality and aesthetic appeal. Adjacent to the kitchen are a fully fitted study and a shower/utility room. Additionally, a family/media room provides access to a 44ft west-facing walled garden. At the front, a formal dining room is well-positioned for entertaining. There is also direct access to this level from the front.



The first floor is entirely dedicated to an impressive principal bedroom, which is served by an expansive dressing room with an abundance of wardrobe storage. Additionally, a conveniently located modern bathroom is on this level, with a separate bath and walk-in shower. This floor can be reconfigured to house a second bedroom if desired. Two further double bedrooms are positioned upstairs, along with a sleek bathroom.

Clareville Grove is a highly regarded tree-lined residential street that is well located for all of the local shops, restaurants, and pubs of South Kensington. The property also enjoys proximity to the green open spaces of Hyde Park, as well as convenient access to Knightsbridge and the fashionable King's Road.

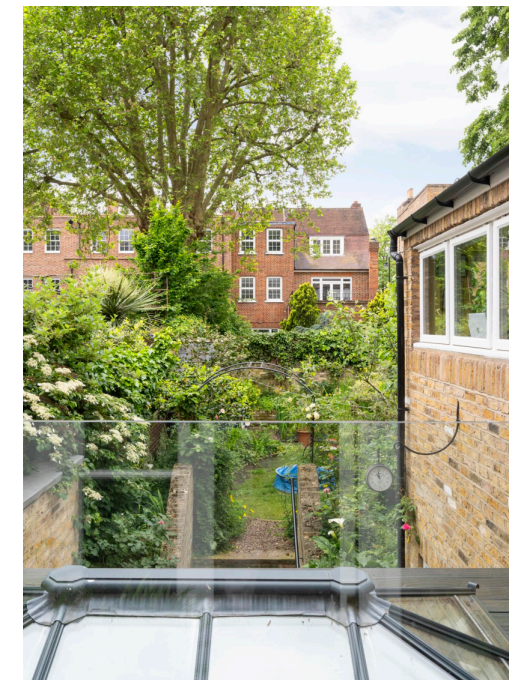




The area is well served by a regular bus service, and the property is conveniently situated near the South Kensington Underground Station, and Gloucester Road tube station, which are serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.

Several well-renowned schools are also conveniently located nearby, such as Our Lady of Victories RC Primary School, Glendower Preparatory School, and Bousfield Primary School.

Nearby famous landmarks, museums and cultural institutions include the Victoria & Albert Museum, The Natural History Museum, The Royal Albert Hall, Kensington Palace, Hyde Park, Harrods and the Saatchi Gallery.



Clareville Grove SW7
 Approximate Gross Internal Floor Area
 206.4 sq m / 2,222 sq ft
 Including Limited Use Area
 (2.2 qs m / 56 sq ft)

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.



Lower Ground Floor

Raised Ground Floor

First Floor

Second Floor

Knight Frank
 South Kensington
 160 Old Brompton Road
 London SW5 0BA

I would be delighted to tell you more
Rebecca Jane Higgins
 020 7871 4115
 rebecca.higgins@knightfrank.com

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



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 May 2024. Photographs and videos dated May 2024.
 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.