

PHILLIMORE GARDENS



KENSINGTON W8

THIS CLASSIC PHILLIMORE ESTATE HOUSE HAS BEEN BEAUTIFULLY RESTORED AND WAS THE WINNER OF LONDON'S BEST SINGLE RESIDENCE AT THE UK PROPERTY AWARDS IN 2018

A rare combination of traditional architectural integrity and contemporary styling, the house has been superbly crafted by a world-class design team. Located on one of central London's most coveted super-prime residential addresses, this spectacular residence in Phillimore Gardens is a very rare commodity.

Extending to approximately 5,123 sq ft / 476 sq m of internal area with a lift to all principal floors, the accommodation in the house provides unusually good lateral space for the area and benefits from planning permission already granted and protected to significantly extend the house underground by an additional 3,305 sq ft / 307 sq m, creating a total potential internal area of 8,428 sq ft / 783 sq m.

KEY FEATURES

- Large garden
- Off-street parking
- Eight-person lift
- Wine cellar
- Air conditioning throughout
- Control4 automation system
- Lutron lighting
- Granted planning permission





LOCATION

Phillimore Gardens is generally considered one of the most prestigious positions on the estate. Access to the world-famous shops and restaurants in and around Knightsbridge, South Kensington, Mayfair and Notting Hill is very easy, as is access out to the M5 for Heathrow Airport. The house is also close to some of central London's finest schools.

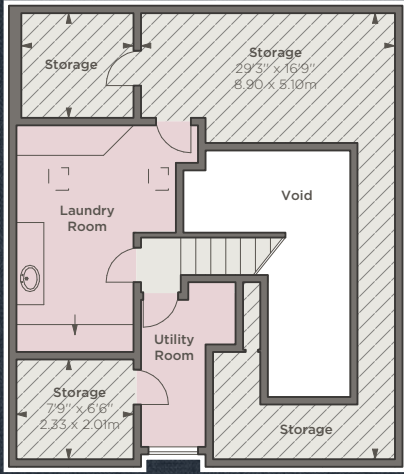
ACCOMMODATION

- Entrance hall
- Drawing room
- Dining room
- Guest cloakroom
- Family kitchen/ breakfast room
- Family reception room
- Three further en suite bedrooms
- Chef's kitchen
- Principal bedroom suite with two bedrooms, two dressing rooms and interlinking en suite bathroom
- Laundry room
- Wine cellar
- Lift

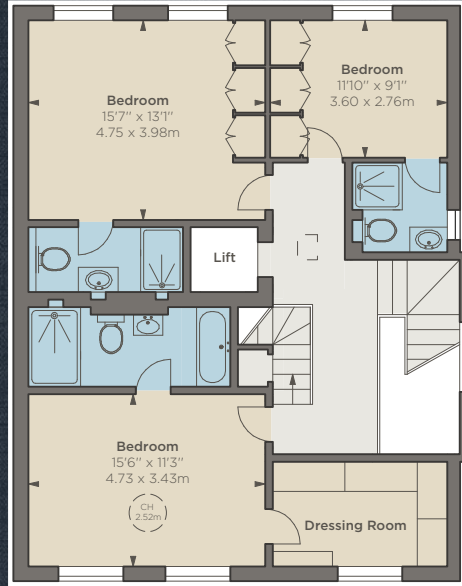
TERMS

Asking price: £19,950,000
Tenure: Freehold
EPC: Rating D
Local authority: Royal Borough of Kensington & Chelsea
Council Tax: Band H

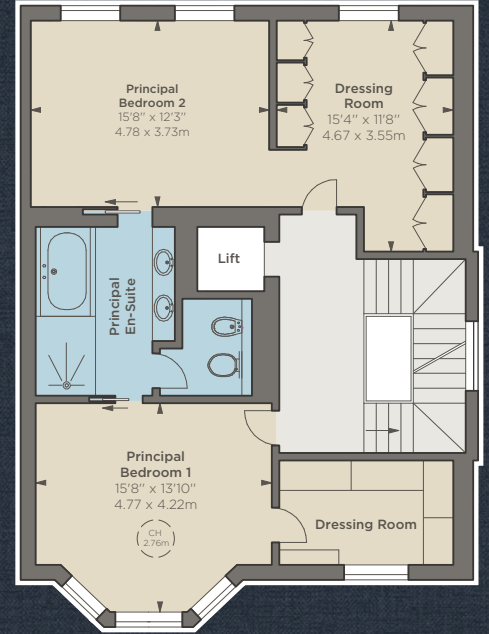




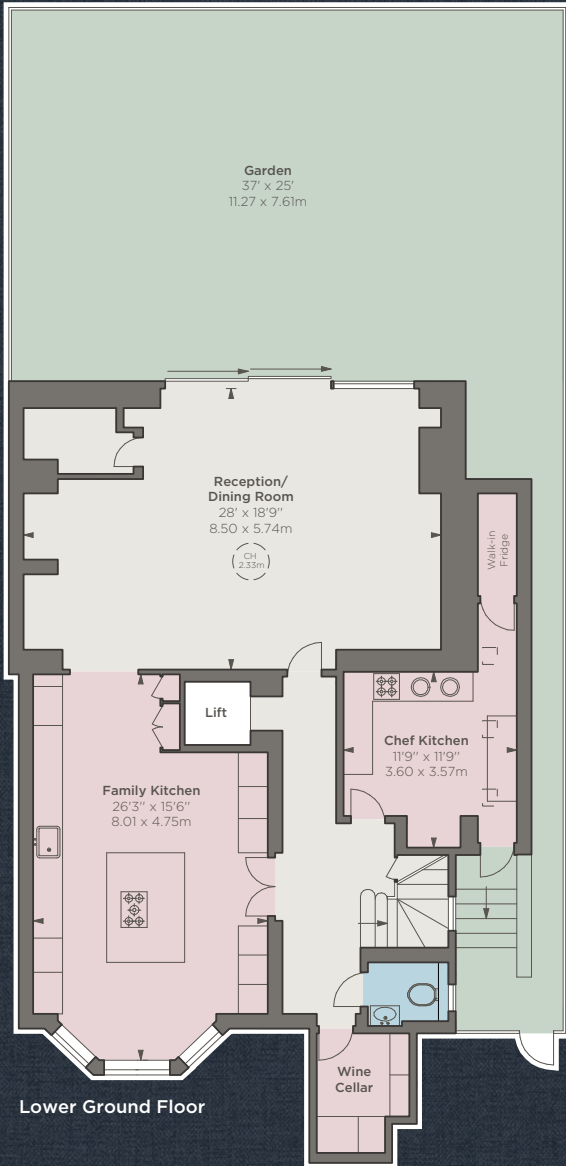
Third Floor



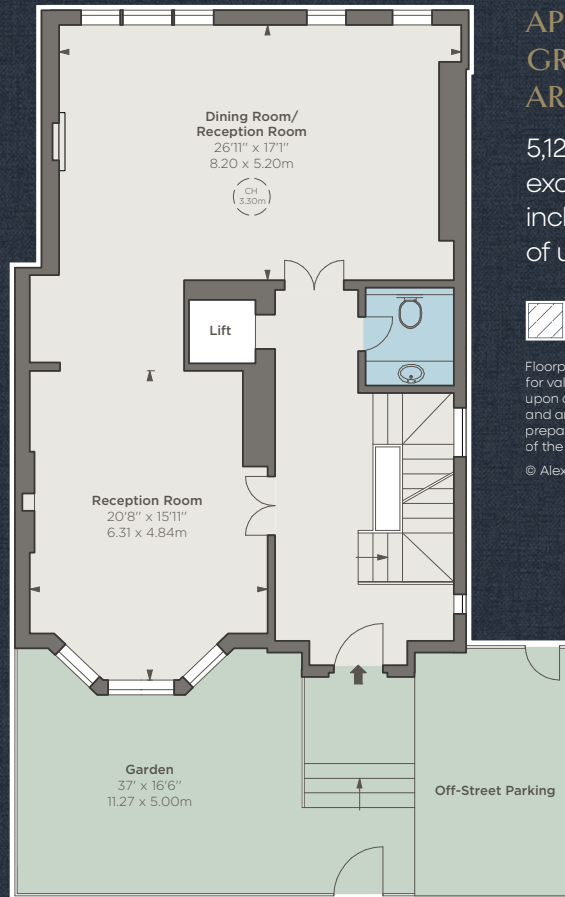
Second Floor



First Floor



Lower Ground Floor



Raised Ground Floor

APPROXIMATE GROSS INTERNAL AREA

5,123 sq ft / 476.02 sq m
excluding void
including 31.84 sq m
of under 1.5m area

Hatched Area: Under 1.5m
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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