

A wonderful, low built house which is over 30ft wide with a large south facing garden set in the heart of the highly desirable Phillimore Estate.

This is a simply superb mock Queen Anne style house. The balance of formal and more relaxed, open plan family accommodation is rarely found in Kensington town houses and the refurbishment was clearly undertaken with great consideration and attention to detail.

Presented in immaculate condition, arranged over only four floors and offering lateral living in a house which is over 30ft wide, this is a true gem on one of London's most prestigious addresses and close to both Holland Park and Kensington Gardens. Whilst the house has been comprehensively refurbished it sits on a large plot and offers potential for further development.

The property is set behind a large front garden with both off street parking and a garage. An elegant entrance hall provides formal entertaining space, leading through to a superb double reception room spanning the width of the house and overlooking the mature south facing garden.

At garden level there is a beautifully designed kitchen/sitting room with access directly onto the garden. There is also a large utility room on this floor along with a large storage space. The first floor has an air-conditioned bedroom suite, two further bedrooms and a family bathroom. Good use has also been made of the newly added top floor with a further air-conditioned bedroom suite, an additional bedroom and a bathroom.

Throughout there is underfloor heating, solid wood floors, the latest specification security features and fully integrated Wi-Fi. The windows have been sympathetically double glazed providing excellent insulation, greater security and a tranquil feel to the house.

Essex Villas is one of Kensington's most prestigious streets. Located on the renowned Phillimore Estate, the restaurants, shops and amenities of Kensington High Street are a short distance away.

This location in central west London is also particularly favourable for access to many of London's finest preparatory and senior schools. The nearest underground station is Kensington High Street (District & Circle Lines) and Holland Park station (Central Line) is also close.

Excellent Entertaining Spaces

Large South Facing Garden

Over 30ft Wide

Garage







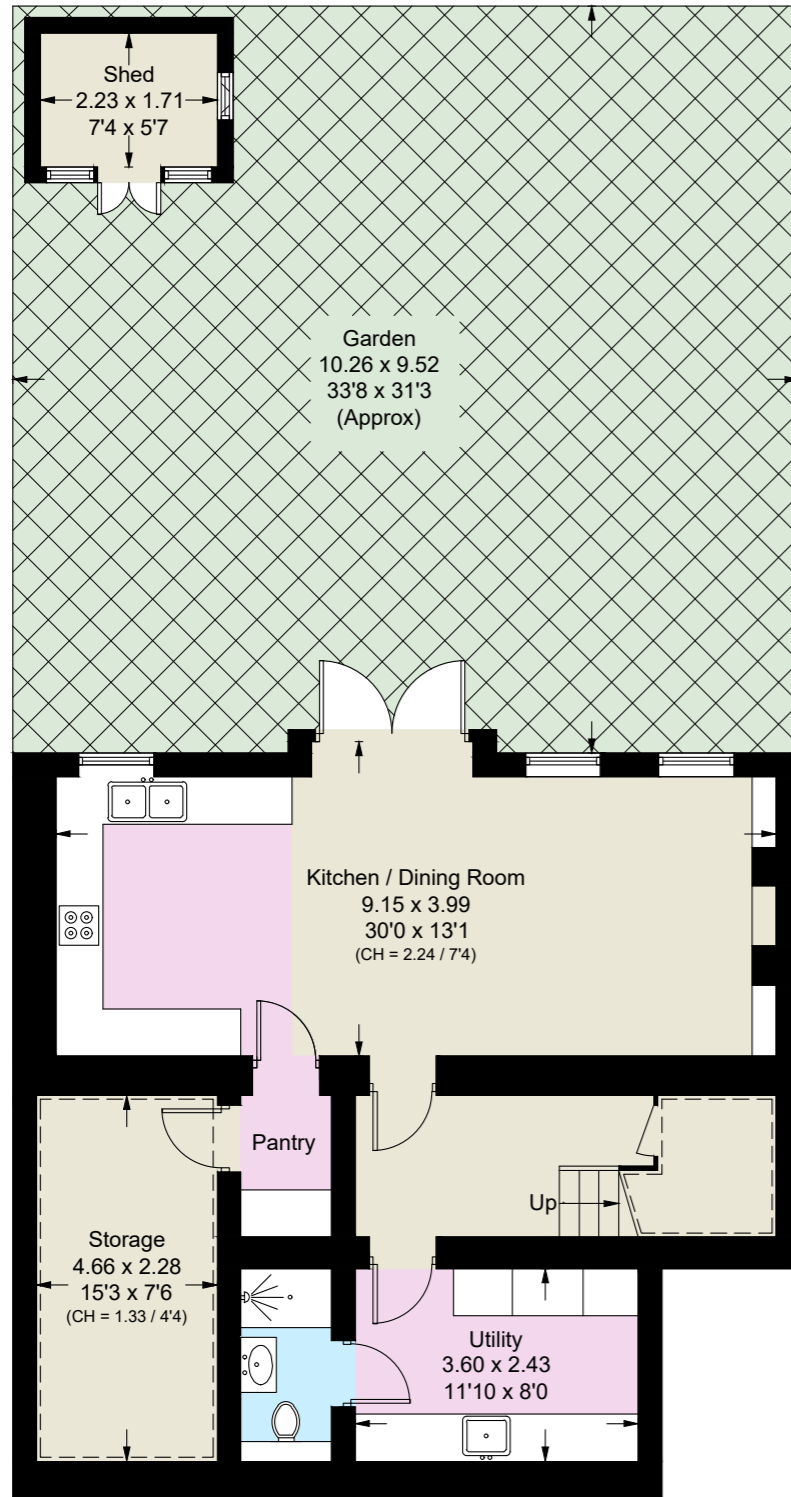




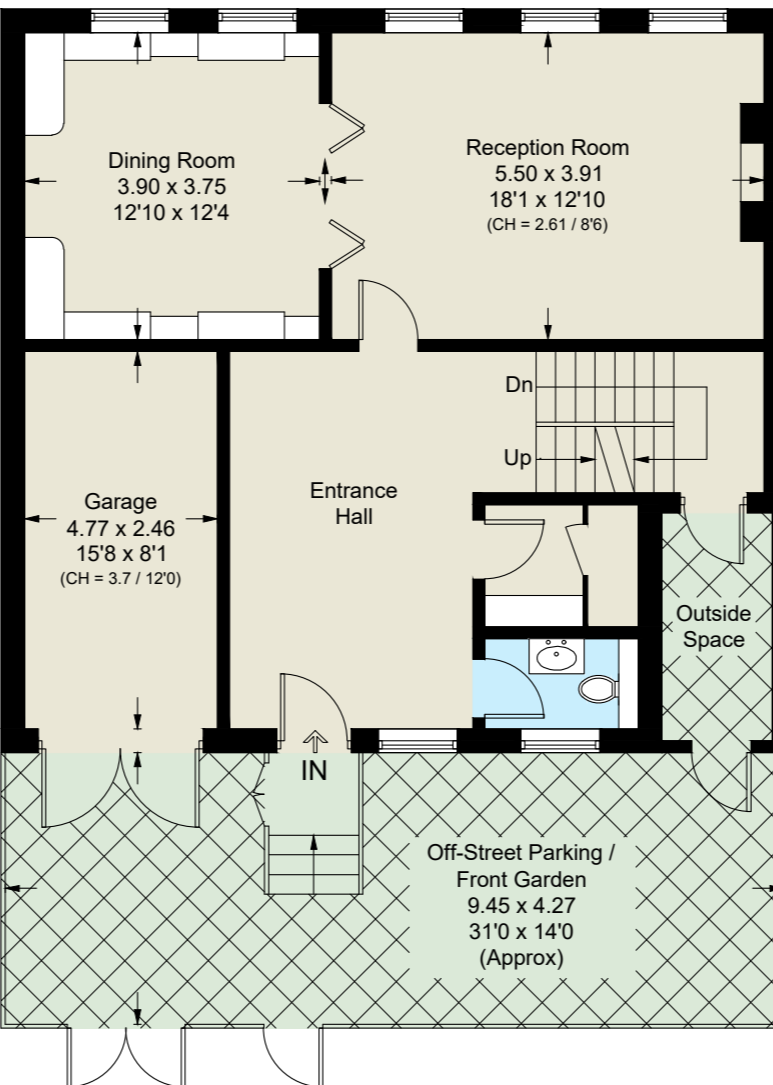




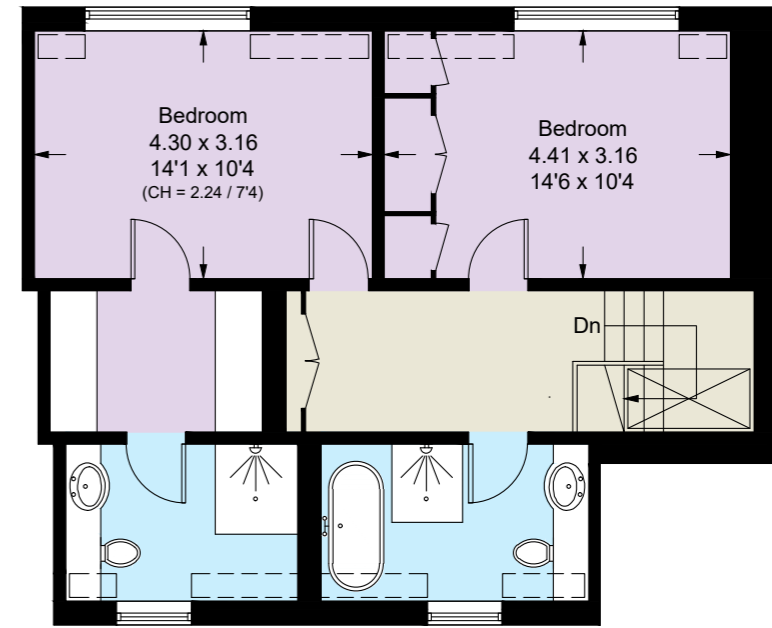




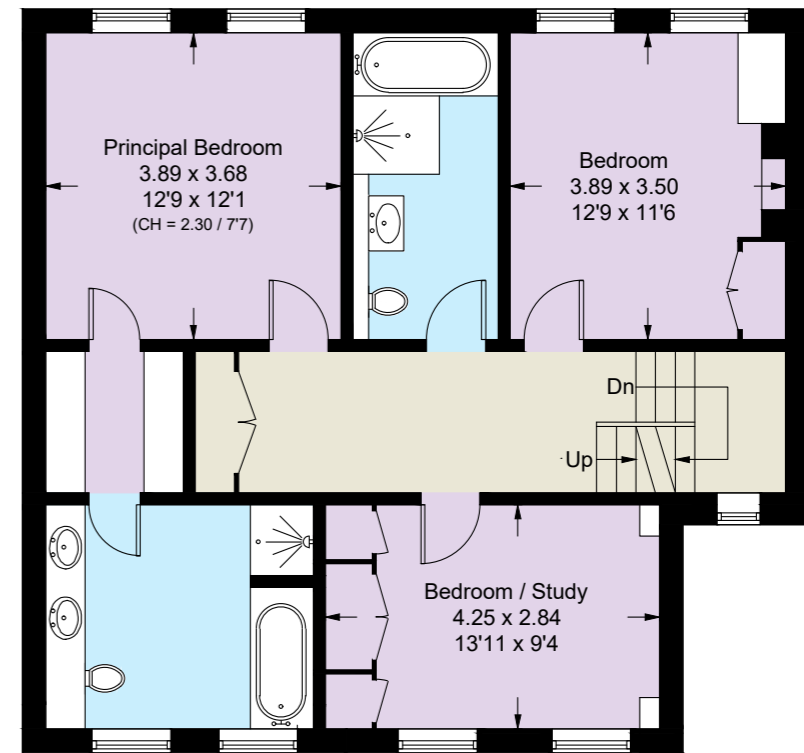
LOWER GROUND FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROXIMATE FLOOR AREA
 3,043 sq ft / 282.7 sq m
 Garage / Shed 171 sq ft / 15.9 sq m
 Total 3,214 sq ft / 298.6 sq m
 Including Limited Use Area (205 sq ft / 19.1 sq m)

ESSEX VILLAS

ASKING PRICE
£7,500,000

FREEHOLD

LOCAL AUTHORITY
The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND
H

EPC RATING
C

Maskells

105 Kensington Church Street
London W8 7LN
Tel: 0207 887 2532
sales@maskells.com
lettings@maskells.com
maskells.com

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.



