

76
WARWICK
GARDENS

KENSINGTON W14

A substantial and well laid out family home providing over 3,000ft² of space.

Located in highly desirable position on Warwick Gardens, this fantastic five-bedroom, semi-detached house has been renovated throughout which enables any incoming purchaser to move in straight away. Walking up to the house which is set back from the road you are welcomed with a larger than average front garden which provides some privacy for the front of the property along with access to the lower ground floor.

Upon entering the house, you are welcomed with a wonderful entrance hall leading to the large double reception room with over three-meter high ceilings which provide the ideal formal entertaining space or relaxing area for the family. There is also a large and well-placed study at the rear of the house. On the lower ground floor there is the perfect family kitchen with a fantastic island for entertaining as well as plenty of space for a dining room table. There is also a sky light above which allows the light to flood through the entire room. The 25ft south facing garden provides further light with bi-folding door access directly from the kitchen. There is a handy utility room as well as a guest bedroom and bathroom which completes the entertaining spaces.











On the first floor of the house is the principal bedroom with a spacious walk-through wardrobe and large master en-suite which has been finished to exacting standards. On the landing, there is another guest bedroom or study which also benefits from an en-suite shower room. There are two further generous bedrooms which share a large family bathroom. At the top of the house is an extensive roof terrace spanning nearly 600ft² which has wonderful views over the roof tops of central London.

Warwick Gardens is located within easy reach of the local shops, bars and restaurants of High Street Kensington with Earl's Court and Kensington Olympia a short walk away. Warwick Gardens provides excellent access to the A4 as well as benefitting from the road being closed during the hours of 10PM and 6.30AM.



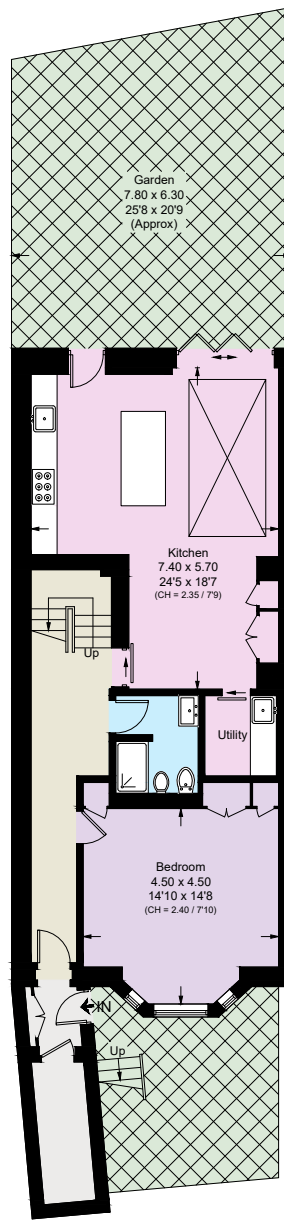




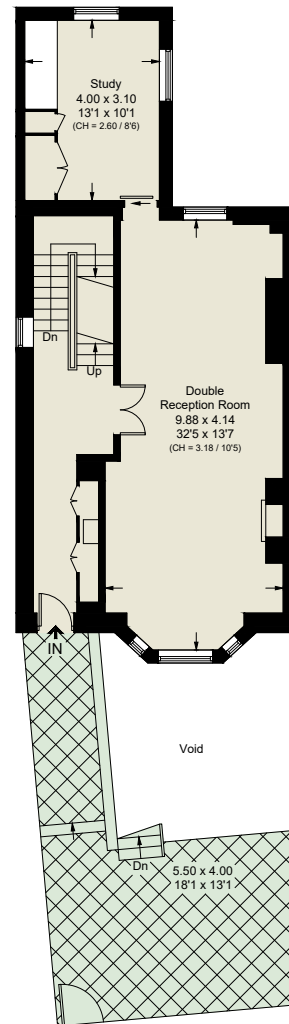


APPROXIMATE FLOOR AREA

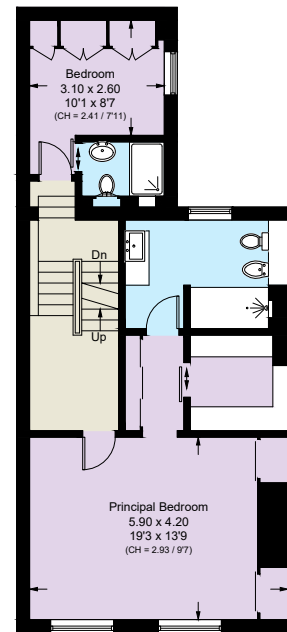
282 sq m / 3,031 sq ft



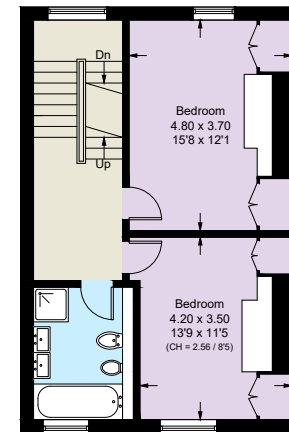
LOWER GROUND FLOOR



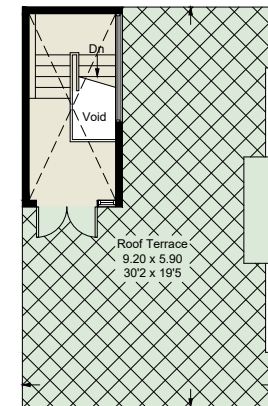
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

ASKING PRICE

£3,950,000

FREEHOLD

EPC RATING

D

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

COUNCIL TAX

Band H

VIEWINGS

Strictly by appointment with Maskells

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