



ARGYLL ROAD

Kensington W8



A WONDERFUL SEVEN BEDROOM FAMILY HOUSE

With a west-facing garden and private parking for two cars, situated
on the prestigious Phillimore Estate in Kensington.



7



6



4

EPC

D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £7,350,000



LOVINGLY OWNED BY THE SAME FAMILY FOR 29 YEARS

This handsome home offers beautifully balanced accommodation across five floors, combining superb entertaining spaces with impressive natural light and triple aspect views. The lower ground floor features an excellent, large eat-in kitchen, a spacious, separate dining room, and a study. On the raised ground floor, two grand reception rooms enjoy elegant bay windows overlooking the peaceful west-facing garden to the rear and Argyll Road to the front. The first floor comprises two generous bedroom suites, with three further bedroom suites positioned on the second floor. The top floor offers two additional bedrooms served by a shared bathroom. While the house is immaculately maintained, a buyer may choose to refurbish to their own specification.

The home benefits from two off-street parking spaces — a rare and highly sought-after feature.



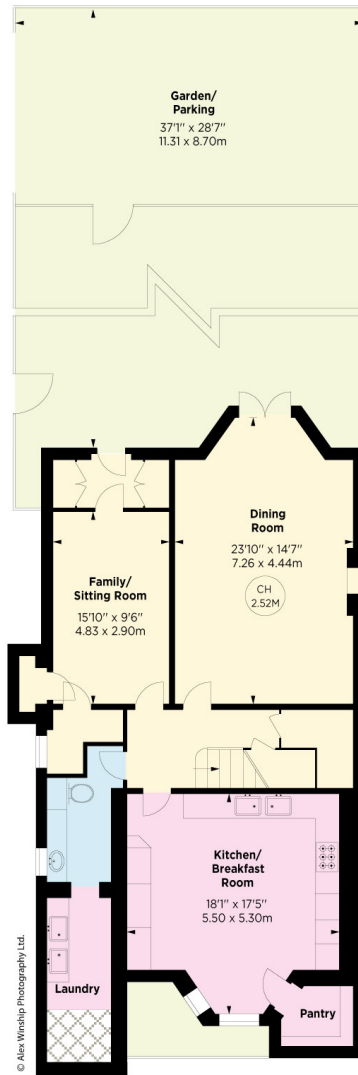




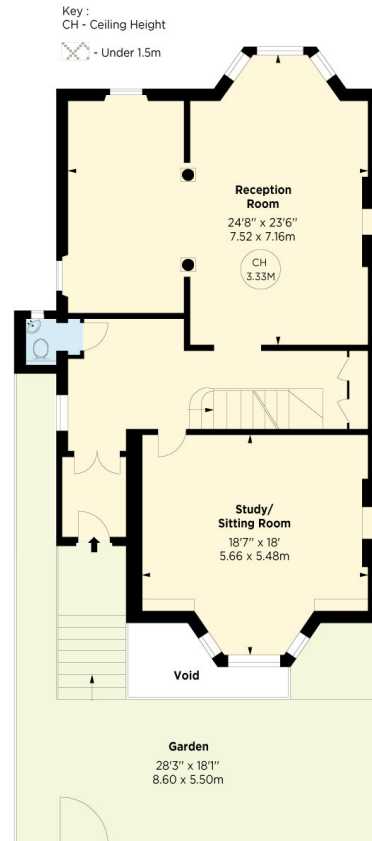
Argyll Road, W8

APPROX. GROSS INTERNAL AREA *
4716 Sq Ft - 438.12 Sq M
(Including 10.03 Sq M Under 1.5m Area)

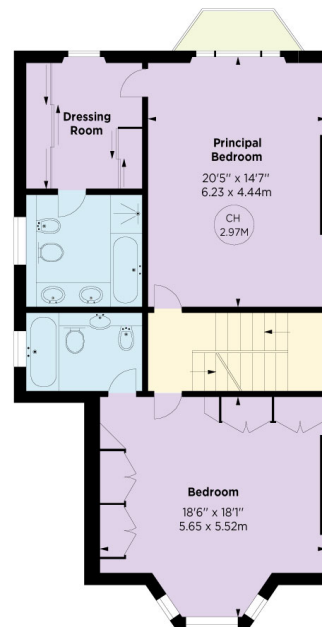
This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



LOWER GROUND FLOOR



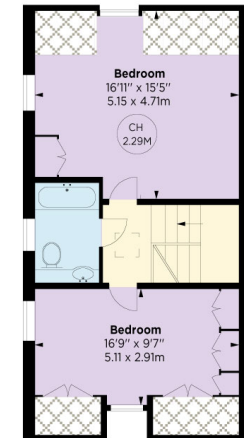
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Key :
CH - Ceiling Height
X - Under 1.5m

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Photography

* Floorplan for guidance only, not to scale or valuation 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.



Approximate Gross Internal Area = 438.12 sq m / 4716 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. (ID767266)

We would be delighted
to tell you more.

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