



## COLLINGHAM GARDENS

London SW5





# AN ELEGANT VICTORIAN HOUSE FOR SALE

A beautifully presented Grade II listed freehold house extending to approximately 4,347 sq ft, occupying a prime position in South Kensington, moments from The Boltons and well placed for the



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £8,450,000





## GRAND HISTORIC ELEGANCE

Originally designed circa 1884 by the renowned Victorian architect Sir Ernest George, the house retains an elegant architectural presence, with refined external detailing, intricate cornicing, period fireplaces and well-proportioned accommodation throughout. The interiors have been thoughtfully refurbished to create a sophisticated family home, combining period craftsmanship with modern comfort.

The entrance level provides a generous and welcoming reception hall, establishing an immediate sense of volume and arrival. To the rear, the principal bedroom suite offers a private and well-appointed space, with fitted storage, an en suite bathroom and views over the communal gardens.









## LUXURIOUS ENTERTAINING SANCTUARY

The first floor is centred around an exceptional drawing room, measuring approximately 26 ft 9 in by 20 ft, with impressive ceiling heights of approximately 4.29m. This floor provides the principal formal entertaining space, complemented by two further bedrooms to the rear, each served by en suite facilities. The lower ground floor has been designed for both family living and entertaining, with a substantial kitchen/breakfast room opening directly onto a private patio, with steps providing access to the communal gardens beyond. A formal dining room is positioned to the front, alongside a study, utility room, guest cloakroom and a staff bedroom suite, together with a separate plant room and additional front patio. The upper level provides a further bedroom suite with en suite bathroom and direct access to a generous private roof terrace, while a mezzanine level offers useful ancillary space. Externally, the house benefits from a series of private patio areas, access to the beautifully maintained Collingham Gardens communal gardens and a substantial roof terrace, providing valuable outside space in close proximity to South Kensington. A distinguished and carefully refurbished freehold house, offering grand proportions, excellent ceiling heights and elegant period detailing, in one of the area's most sought-after garden squares.

\*Please note that we have not yet received confirmation from the client regarding certain information for this property, and you should make your own enquiries in respect of all material matters.







# LOCATION

Collingham Gardens is one of South Kensington's most attractive garden addresses, defined by handsome period buildings, a quiet crescent setting and access to beautifully maintained communal gardens.

Ideally positioned moments from The Boltons, the property is within easy reach of Gloucester Road, South Kensington and Earl's Court, offering a wide selection of restaurants, cafés and everyday amenities, as well as excellent transport connections via the Circle, District and Piccadilly lines.

The area is also renowned for its cultural institutions, including the Natural History Museum, the V&A and the Science Museum, with Hyde Park and Kensington Gardens nearby. This aligns with the brochure's existing emphasis on Collingham Gardens as a quiet, tree-lined crescent in South Kensington with access to local amenities, transport links and cultural institutions.













# Collingham Gardens, SW5

Approximate Floor Area = 403.92 sq m / 4347 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. (ID1315882)

Internal Gross Area = 403.92 sq m / 4347 sq ft

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We would be delighted  
to tell you more.

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