

KENSINGTON COURT



KENSINGTON W8

An elegant red-brick townhouse in a prime Kensington location



Located moments from Kensington Gardens, this distinguished six-storey house offers exceptional lateral living across expansive formal and family spaces. With grand proportions, refined detailing and a private lift serving the principal floors, the property combines period architecture with contemporary comfort in one of London's most desirable addresses.

This elegant residence is arranged over six floors, designed to balance formality and comfort. The raised ground and first floors provide generous entertaining spaces, including a grand reception and drawing room with direct access to a balcony.

The second floor is dedicated entirely to the principal bedroom suite, featuring a dressing room and en suite bathroom. Further en suite bedrooms occupy the third and fourth floors, while the lower ground level offers family and leisure areas, including a gym, utility room, and additional bedroom accommodation. A lift connects the lower, raised ground, first and second floors, ensuring accessibility across the main levels of the house.





Accommodation

- Reception
- Kitchen/breakfast room
- Drawing room
- Sitting / study area
- Media/family room/gym
- Dressing room and bathroom
- Principal bedroom with dressing room and en suite
- Five further bedrooms with en suite bathrooms
- Utility room
- Vaulted storage
- Balcony
- Patio
- Two WCs

Key Features

- Lift access to principal floors
- Impressive 3.6m ceilings
- Natural light throughout
- Private balcony
- Patio
- Gym
- Vaulted storage



Location

Kensington Court lies just off Kensington High Street in W8, moments from Kensington Gardens and Hyde Park. The area offers excellent amenities, boutiques, and dining, with world-class museums and cultural institutions nearby. Transport links are excellent, with High Street Kensington Underground Station (Circle and District lines) within a five-minute walk, and Gloucester Road and Notting Hill Gate stations also easily accessible.

Terms

Asking price: £16,750,000
Tenure: Freehold
Local authority: Royal Borough of Kensington and Chelsea
Council Tax: Band H



Approximate Gross Internal Area

6,181 sq ft / 574.68 sq m
excluding vaults, including 6.3 sq m of
under 1.5m area

Approximate vaults Area


144 sq ft / 13.38 sq m

Total Approximate Gross

Internal Area

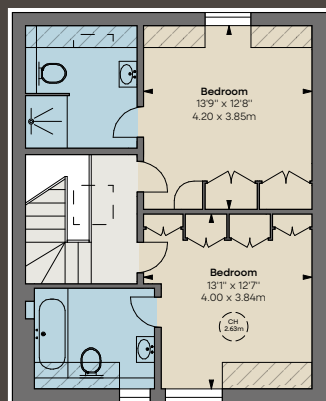
6,325 sq ft / 587.67 sq m



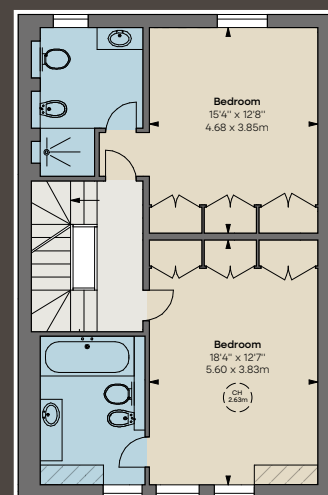
 Hatched Area: Under 1.5m
CH: Ceiling height

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.

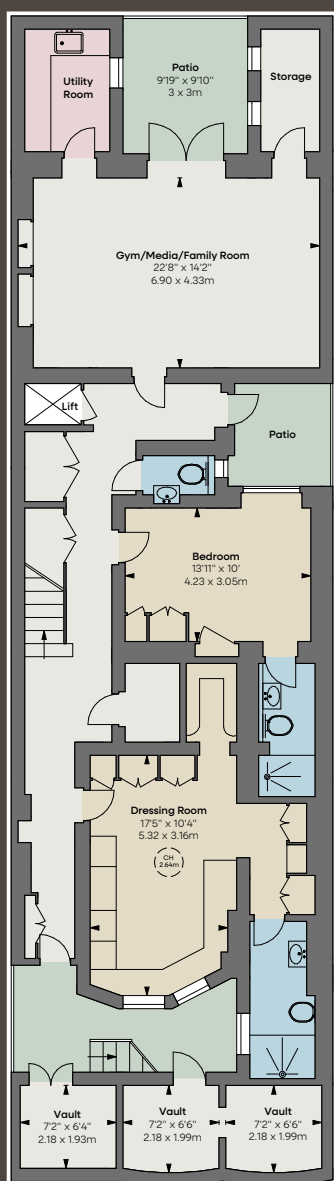
© Alex Winship Photography Ltd.



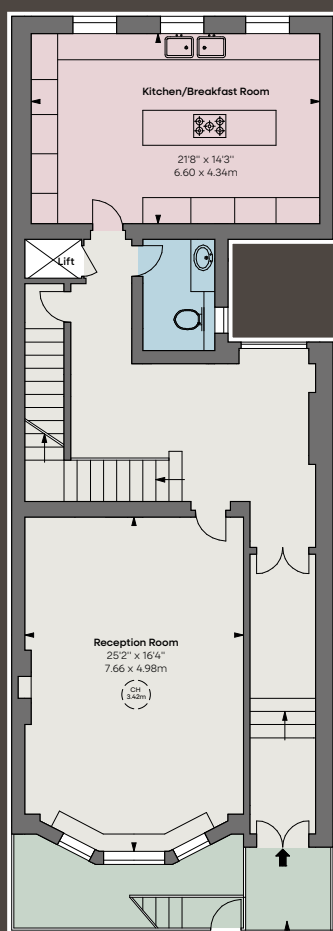
Fourth Floor



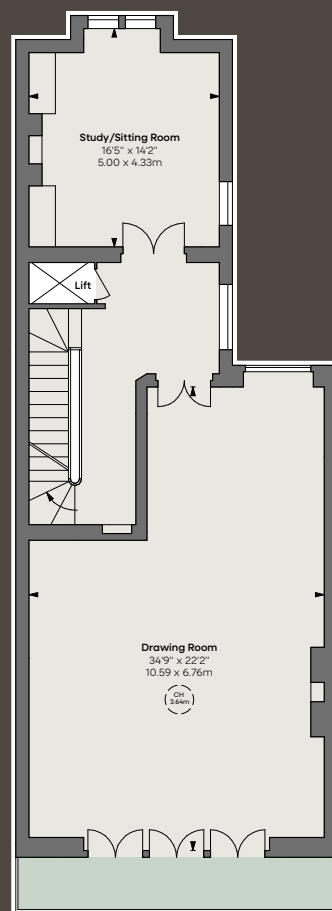
Third Floor



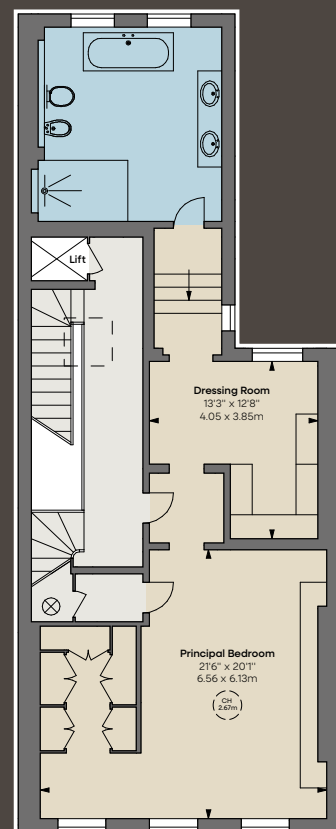
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

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