



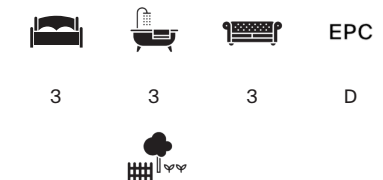
## VICTORIA GROVE

Kensington W8



## AN IMPRESSIVE THREE BEDROOM TERRACED HOUSE IN KENSINGTON

A beautifully presented three-bedroom early Victorian house,  
situated on one of Kensington's most sought-after streets.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £4,250,000



## AN IMPRESSIVE SOUTH-WEST FACING GARDEN

Arranged over five floors and occupying approximately 2,250 sq ft, the property offers an exceptional blend of elegant living and versatile entertaining space. The entrance hall leads to a wonderfully bright, open-plan double reception room featuring hardwood floors, high ceilings, a feature fireplace, and a private terrace overlooking the mature, south-west-facing garden. A guest cloakroom completes this level. The lower ground floor has an immaculately designed kitchen and dining area, complete with a breakfast bar and sliding glass doors that open seamlessly onto the beautifully landscaped private garden. The garden includes a charming summer house and lush planting, creating a tranquil and inviting space for outdoor entertaining. This floor further benefits from a flexible, self-contained living area that may serve as an additional bedroom, complemented by a beautifully appointed shower room. The basement has been thoughtfully converted to provide a generous utility space with plenty of storage. Upstairs, the principal bedroom suite occupies an entire floor and features fitted wardrobes and a spacious en suite bathroom. The top floor offers two further bedrooms and a family bathroom. There is a further study overlooking the garden.



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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