

KENSINGTON SQUARE



£18,000 per week / £78,000 per month (long let)
£25,000 per week / £108,333 per month (short let)

A considered expression of contemporary London living.

An elegant Grade II listed seven bedroom family home with three patios and a 110 ft south facing garden. This house has been redesigned in the grandest of standards in keeping with the traditional English character with elements of contemporary styling, over five floors.





Designed to be lived in.



THE DESIGN

An exceptionally special home, totally unique to any of its neighbouring properties. This feels like a quintessentially English countryside manor house but in the heart of Kensington.

KEY DETAILS

110 foot private garden
Furnished throughout
Incredible historic features

An elegant Grade II listed seven bedroom family home with three patios and a 110ft south facing garden. This house has been redesigned in the grandest of standards in keeping with the traditional English character with elements of contemporary styling.

Situated on the most sought after garden square in Kensington, the house comprises six functional bedrooms including a large principle suite benefiting from a dressing room and en suite bathroom. A seventh bedroom with en-suite for staff is found on the lower ground floor, which could double up as the perfect space for a home gym.

On the ground floor there is a separate kitchen with an informal dining space positioned to the rear of the property with an adjoining family room overlooking the gorgeous patio and sunny south facing garden. Towards the front of the house is a formal dining room facing Kensington square. On the first floor you're met with an impressive reception room boasting opulent ceiling heights and many period features with a fully functioning bar perfect for entertaining, at the rear of the reception you have a separate office with small library area overlooking the garden.

On the lower ground floor you have a separate TV room joined by a media room as well as a utility room opposite the seventh bedroom. Both the seventh bedroom and TV room have access to the rear courtyard which has Tuscan-themed elements and benefits from two wine cellars underneath the ground floor patio.

Light, proportion and flow.



An incredible traditional reception room positioned on the first floor, with a working fireplace and six large windows and functioning drinks bar room.



Country manor meets modern functionality



The fully-fitted kitchen provides functionality with an everyday dining area and benefits from a separate pantry, through a separate door just off the kitchen (top left).



Quiet spaces, thoughtfully resolved.



Principle bedroom suite - complete with en-suite dressing room and en suite bathroom



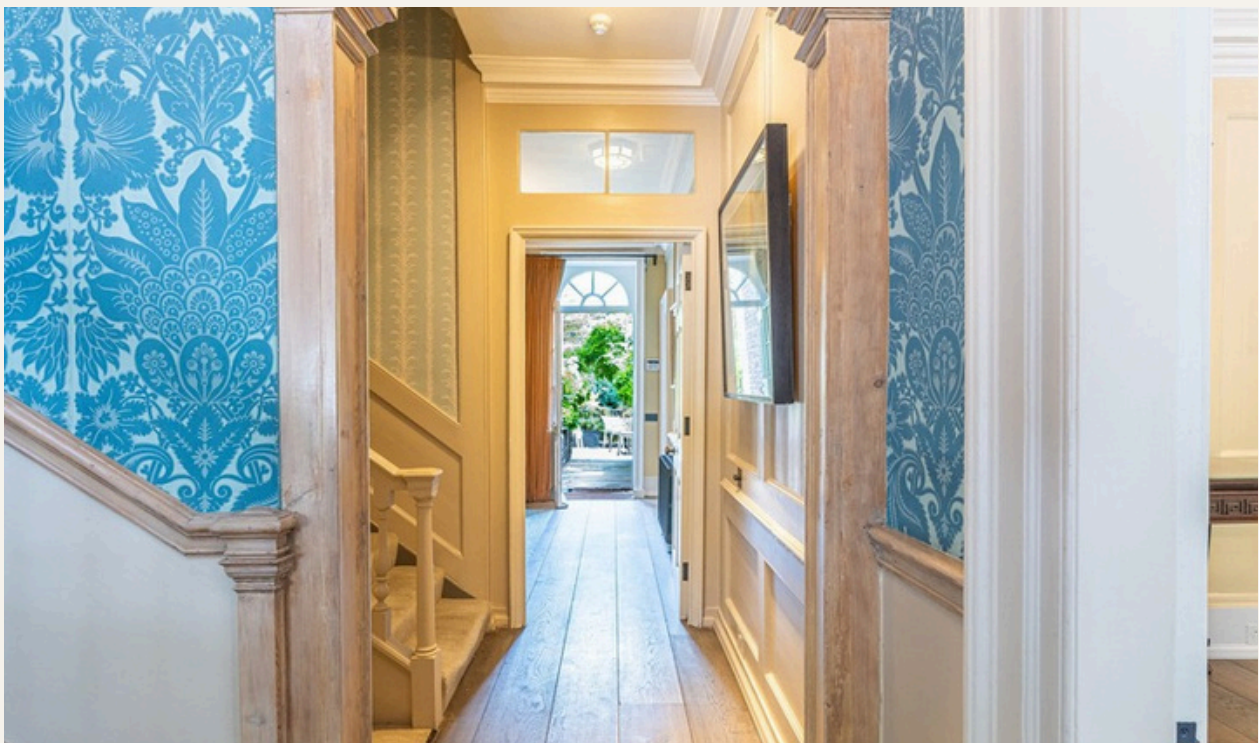
THE BEDROOMS CONT.



History, texture and feeling



Having originally been built in the early 17th Century, the house contains beautiful original and restored detailing throughout,



ARCHITECTURE & DETAIL



A private sense of calm.

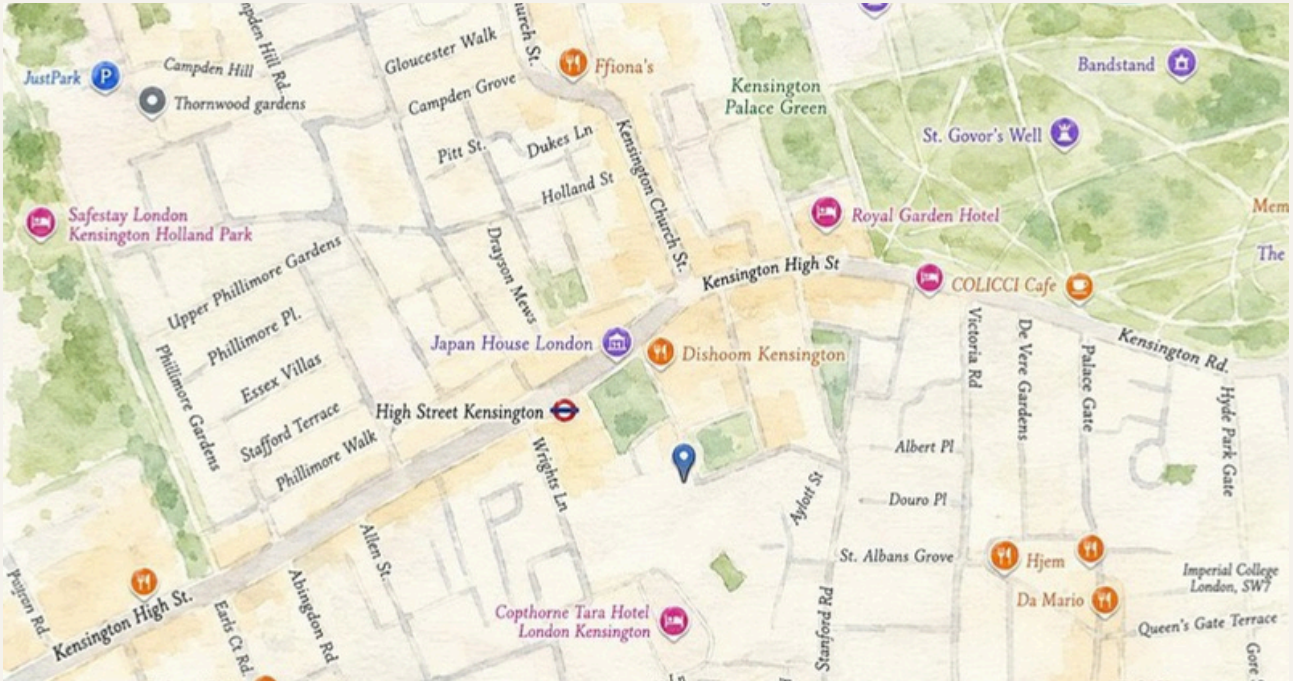


At the rear of the property is a large, south-facing 110 ft lawned garden, complete with a patio/dining space for entertaining and a carefully curated Wisteria tree; trained into a tunnel walkway. There is a vault under the patio for additional storage, which can also be accessed via the lower-ground floor.



THE LOCATION

Everything within walking distance.



LOCAL HIGHLIGHTS

Dishoom Restaurant
Thakery Street - boutiques
Hyde Park
Kensington Palace
Thomas' Private School
Whetheby Private School
Pembroke Hall School

TRANSPORT LINKS

High Street Kensington Underground station
Notting Hill Gate Underground Station
Multiple bus route from Kensington High Street

AT A GLANCE

Property particulars.

Address	17 Kensington Square, London, W8 5HH
Tenure	Long let & short let
Approx. size	6,738
Bedrooms	6-7
Bathrooms	7
Reception rooms	3
Outdoor space	Garden / Terrace / Balcony]
Parking	Resident Parking Permit
Council tax	Royal Borough of Kensington and Chelsea Band H
EPC	E
Guide price / rent	£18,000 per week / £78,000 per month (long let) £25,000 per week / £108,333 per month (short let)

VIEWINGS & ENQUIRIES

All viewings to be carried out by
Chestertons.

Chestertons Kensington
116 Kensington High
St, London
W8 7RW

[chestertons.co.uk](https://www.chestertons.co.uk)

TENANCY FEES

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.