



**BEAUCHAMP
ESTATES**

Phillimore Gardens





Elegant period garden apartment on prestigious Phillimore Gardens in Kensington.



Exterior

Set within an elegant period building on one of Kensington's most sought-after addresses, the property benefits from access to a beautifully maintained communal garden, providing a peaceful green retreat in the heart of the neighbourhood.

Highlights

- Exceptional location in Kensington
- Beautiful communal garden
- Potential to improve





Interiors

This spacious lateral apartment offers a well-balanced layout with a bright reception room, a separate dining hall ideal for entertaining or working from home, a generous double bedroom with an en-suite bathroom, and a well-appointed kitchen. The property presents excellent refurbishment potential, with scope (subject to the usual consents) to create an open-plan kitchen and reception room or reconfigure the layout to accommodate a second bedroom, making it an attractive opportunity for both owner-occupiers and investors.

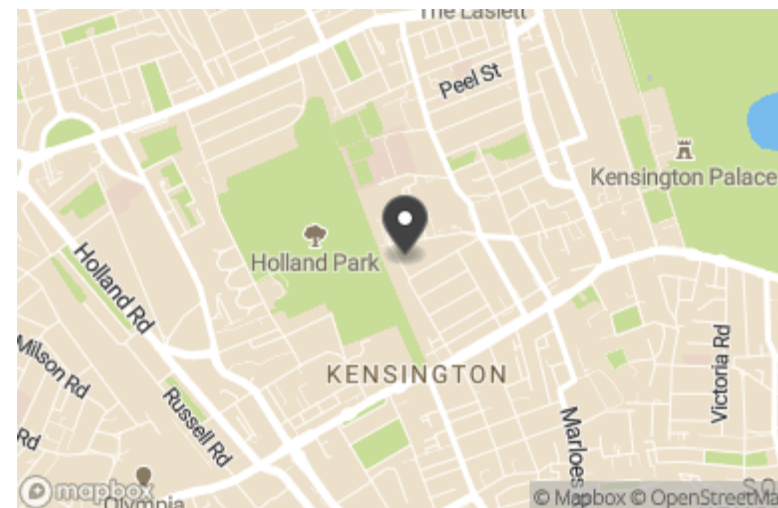


Features

- Central Heating
- Communal Gardens
- Lateral Living
- Period Features

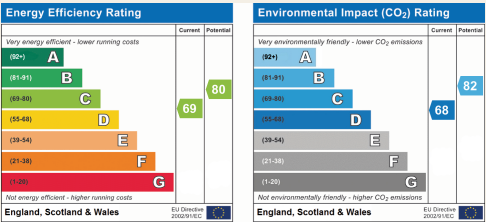
Location

Phillimore Gardens is widely regarded as one of Kensington's premier residential streets, moments from the open green spaces of Holland Park and just 0.3 miles from the boutiques, restaurants and amenities of Kensington High Street. Excellent transport connections are available via High Street Kensington Underground Station (Circle and District lines), providing convenient access across Central London.



Terms

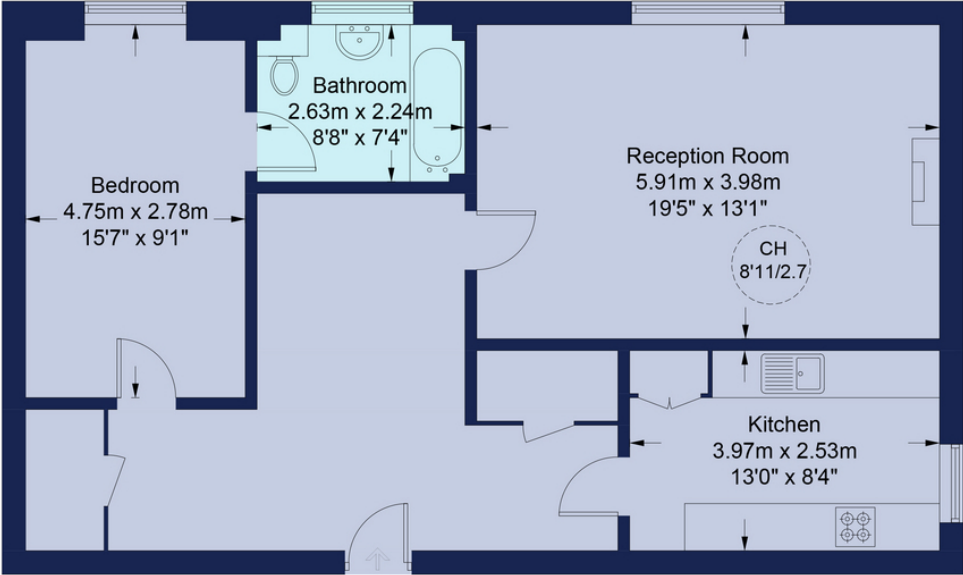
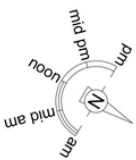
Price: £925,000
Tenure: Leasehold, 943 years remaining
Ground Rent:
Service Charge:
Local Authority: Kensington and Chelsea
Council Tax: F



Beauchamp Estates, their clients and any joint agents give notice that: 1, They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Phillimore Gardens, W8

Approximate Gross Internal Area = 842 sq ft / 78.2 sq m



Lower Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





**BEAUCHAMP
ESTATES**

Beauchamp Estates - Mayfair

24 Curzon Street,
London, W1J 7TF

020 7499 7722

londoninformation@beauchampestates.com

www.beauchampestates.com