

KENSINGTON SQUARE

KENSINGTON W8





An exceptional family house overlooking Kensington Square, with a magnificent south-facing garden and access to one of Kensington's most coveted private garden squares.



Occupying an outstanding position on the southern side of Kensington Square, this elegant Grade II listed family home presents a rare opportunity to acquire one of the area's finest period houses. Kensington Square was built from 1692, and is the oldest such square in Kensington. The houses around the square have significant architectural merit and provenance. The property has a blue plaque outside, as celebrated English composer and musician Sir Charles Hubert Parry lived at this address.

Kensington Square offers beautifully balanced lateral living and exceptional entertaining space; the property combines grand proportions, exquisite original detailing and a remarkable private garden, all within one of prime central London's most sought-after addresses. A gracious entrance hall provides an impressive introduction to the house, centred around a magnificent principal staircase that rises through the upper floors, complemented by a secondary staircase extending from the lower ground floor to the top of the house.





The principal reception rooms enjoy excellent natural light, impressive ceiling heights and a wealth of preserved period features, including intricate moulded panelling and elegant decorative detailing. Of particular note is the exceptional double-aspect drawing room, which overlooks both the private south-facing garden and the beautiful communal gardens of Kensington Square. Designed for both formal entertaining and family living, the house further benefits from a substantial dining room and a generous family kitchen, providing an ideal space for everyday living.



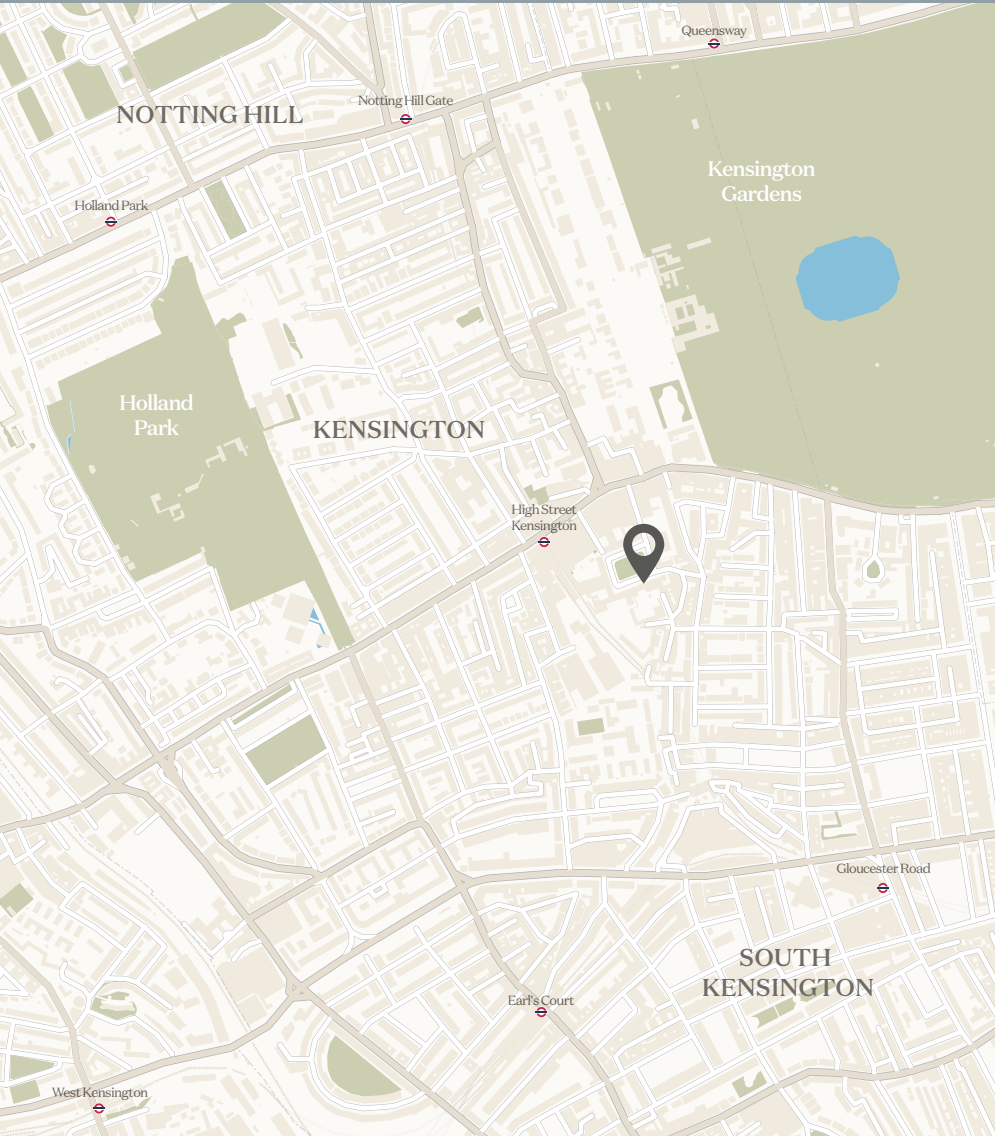


Terms

Tenure: Freehold
Price: £21,750,000
Local Authority: Kensington & Chelsea
Council Tax: Band H
EPC: Rating D



The bedroom accommodation is arranged across the second and third floors, offering excellent family accommodation, while an additional double bedroom is situated on the lower ground floor. The property also benefits from having an elegant panelled study on the first floor with views over the rear garden, and on the second floor there is a large additional study/dressing room. On the lower ground floor there is a cosy play room/TV room.



A charming courtyard garden, accessed from the lower ground floor, leads through one of the original vaults to the extraordinary rear garden. The courtyard also provides access to two wine cellars. The magnificent south-facing garden is a particularly rare feature for central Kensington, extending the living space outdoors and creating a wonderfully private setting for relaxation and entertaining. Residents also enjoy access to the exclusive gardens of Kensington Square, widely regarded as among the finest and most historic private garden squares in W8.

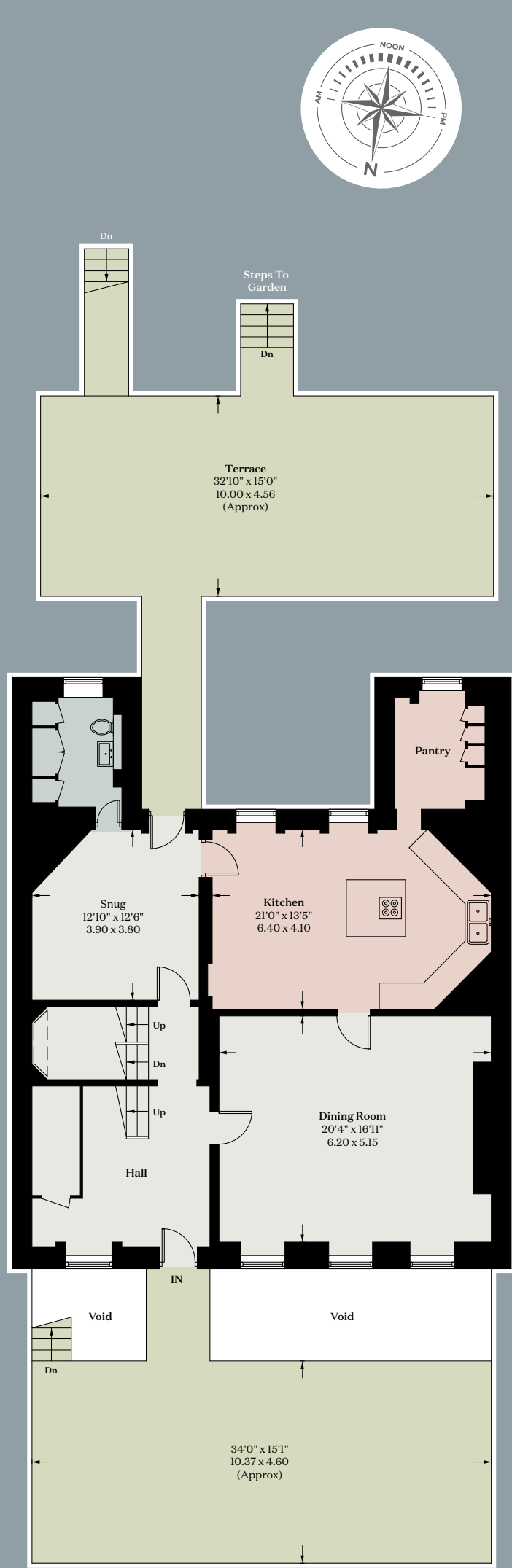
Kensington Square is one of London's most distinguished residential addresses, renowned for its architectural beauty, historic significance and tranquil atmosphere. The house is ideally positioned moments from the excellent shopping, restaurants and cafés of Kensington High Street, while the open green spaces of Kensington Gardens and Holland Park are close by. Kensington High Street Underground station (Circle and District lines) provides convenient connections across London.



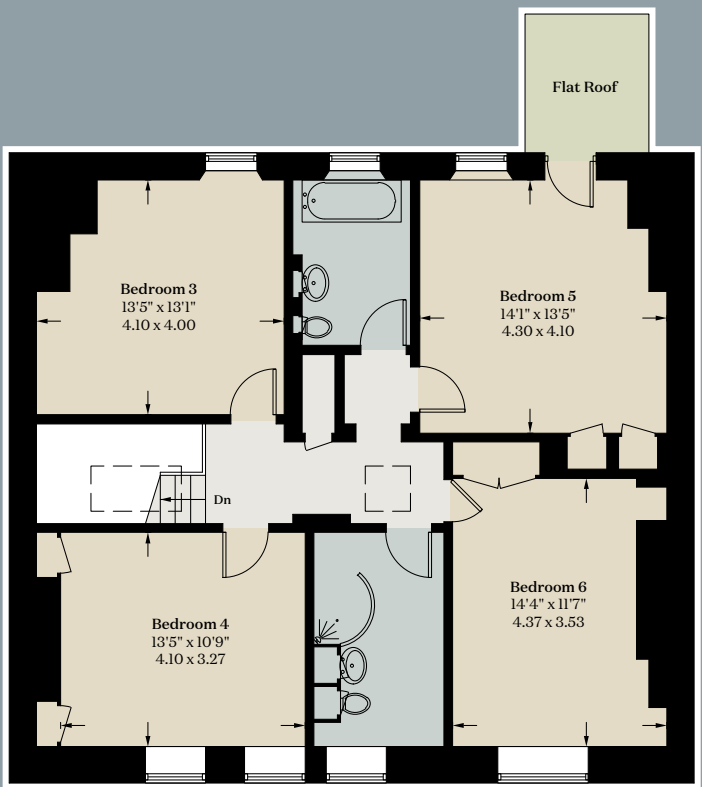




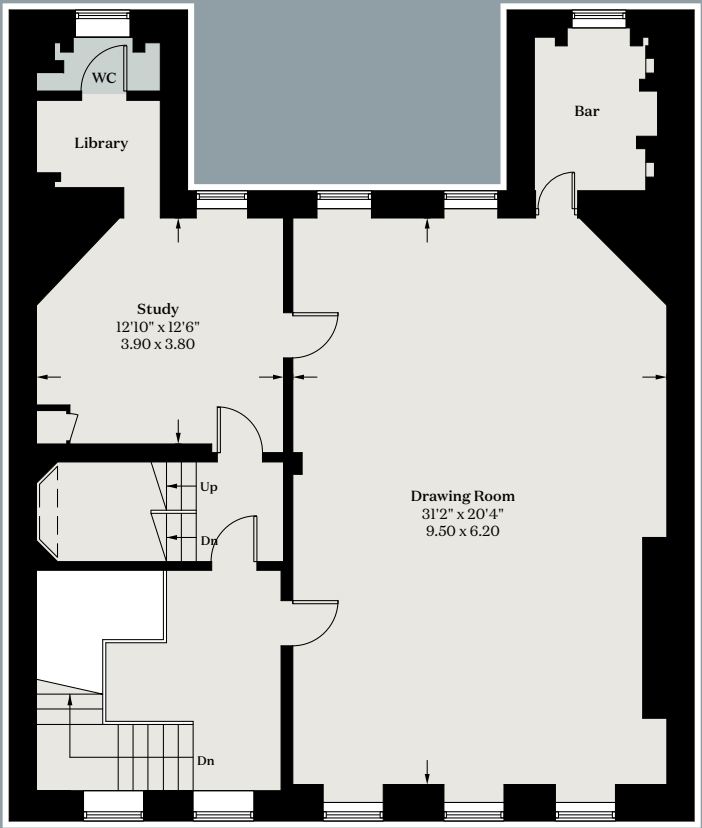
Lower Ground Floor



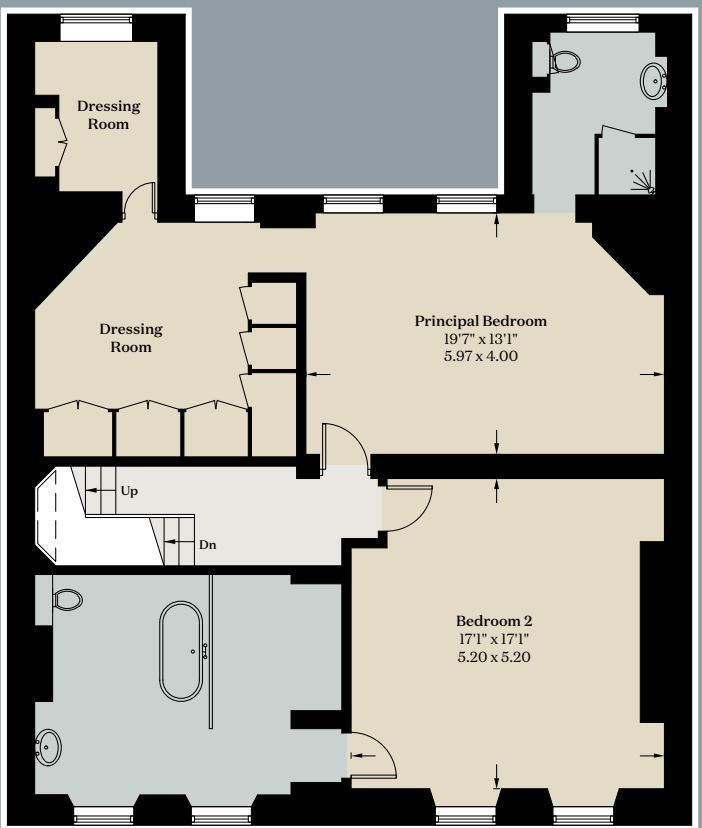
Ground Floor



Third Floor



First Floor



Second Floor

Approximate Gross Internal Area
5,844 sq ft / 542.0 sq m

Vaults / Wine Cellar
835 sq ft / 77.0 sq m

Total
6,679 sq ft / 621.0 sq m

External Area
8,220 sq ft / 763.7 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale.
This plan was supplied to The Brochure by Knight Frank

Illustration for identification purposes only. Not to scale.
Floor plan drawn according to RICS Guidelines.



We would be delighted
to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2026. Photographs and videos dated August 2026.

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