



KENSINGTON GATE
Kensington W8



KENSINGTON GATE, W8

Kensington Gate is an exclusive garden square comprising just 29 elegant houses, located immediately south of Kensington Palace.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £7,250,000



BUILT IN THE EARLY 1850S

The property occupies a prime position on the northern terrace and is a particularly handsome Grade II* listed white stucco townhouse. Behind the attractive façade, the property offers beautifully proportioned rooms with impressive ceiling heights, abundant natural light, and charming views over the communal gardens to the front.





ACCOMMODATION

The accommodation provides an excellent balance between formal entertaining and family living. On the raised ground floor, a spacious open-plan kitchen and dining room opens into a light-filled conservatory, ideal for informal gatherings. The first-floor double drawing room is a striking space, boasting ceilings over 3.6m in height and elegant French doors opening onto a south-facing balcony.

The principal bedroom suite occupies the entire second floor, with a separate dressing room and large bathroom suite with views over the gardens of the Australian High Commissioner's residence. On the top floor, there are three additional bedrooms and two bathrooms. All bedrooms on the upper floors benefit from air conditioning.

The lower ground floor offers flexible accommodation, currently arranged as two bedrooms, two shower rooms, a utility room, and a gym. There is also another entrance at the front of the building, which would be useful for guests and any staff. In addition, there are three vaults under the pavement at the front of the property, which is very useful for storage.

This property is Grade II listed and is therefore EPC exempt.



LOCATION

Kensington Gate enjoys a superb location, moments from the amenities of Kensington High Street and Gloucester Road, and within close proximity to some of London's most highly regarded schools, including the Lycée Français, Thomas's, Glendower, St Mary Abbots, Wetherby, and Pembridge Hall. The expansive green spaces of Kensington Palace Gardens and Hyde Park are nearby.



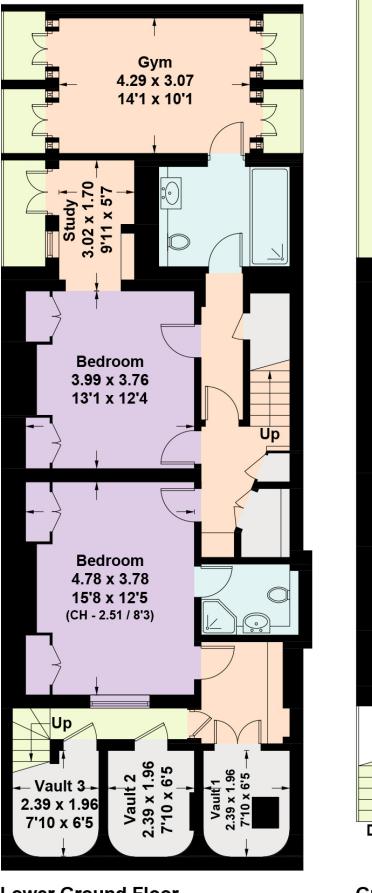


Kensington Gate, W8

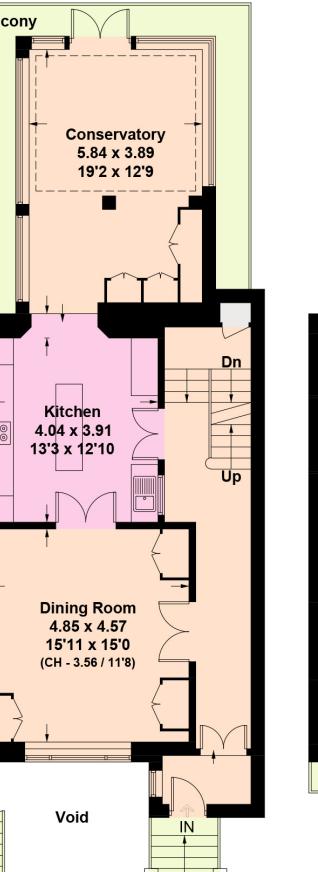
Approximate Floor Area = 359.91 sq m / 3874 sq ft

Vault 2 & 3 = 8.73 sq m / 94 sq ft

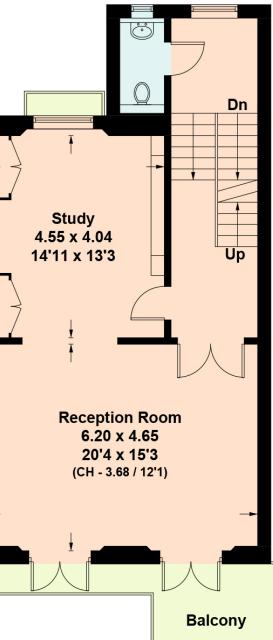
Total = 368.64 sq m / 3968 sq ft



Lower Ground Floor



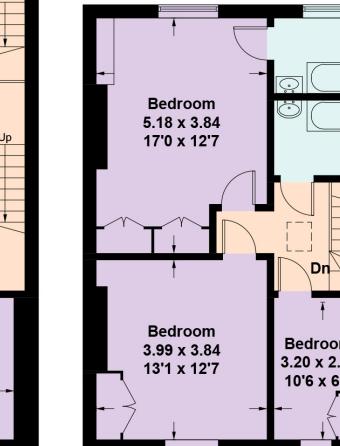
Ground Floor



First Floor



Second Floor



Third Floor

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. (ID1243977)

Approximate Gross Internal Area = 368.64 sq m / 3,968 sq ft

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.

Will Allen
+44 20 3892 3575
will.alien@knightfrank.com
Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.