



# West Kensington

Fitzjames Avenue, W14

knok  
knok

# A BEAUTIFULLY RENOVATED EDWARDIAN APARTMENT WITH GATED PARKING

Comprehensively redesigned and renovated in 2020, this outstanding apartment has been finished to an exceptional standard, successfully blending the grandeur of its Edwardian origins with contemporary design and cutting-edge technology.

Beautifully proportioned rooms, high ceilings and large sash windows flood the home with natural light, while carefully selected materials and bespoke detailing create an atmosphere of understated luxury throughout.

At the heart of the home is a spectacular open-plan kitchen, dining and reception space featuring a bespoke German Nolte kitchen with integrated Miele and Neff appliances, engineered oak flooring and an elegant gas fireplace, making it perfectly suited to both everyday living and entertaining.

The principal bedroom enjoys bespoke fitted storage and a luxurious en-suite bathroom, while two further double bedrooms provide flexible accommodation for family, guests or home working.

The apartment has also benefited from significant investment behind the scenes, including upgraded thermal and acoustic insulation, CAT7 ethernet cabling throughout, replacement double-glazed timber sash windows and premium Italian Barausse fire-rated internal doors.

Perhaps most exciting is the substantial private loft, currently providing excellent storage but offering approximately 80 sq m of additional accommodation, subject to the necessary planning consent. Previous planning approval for Velux roof windows demonstrates the clear future potential to create further bedrooms, bathrooms or a spectacular principal suite.



Edwardian Elegance.  
Contemporary Living.





Queens Club on  
your doorstep







# Premium Features



- Beautifully refurbished accommodation
- Private loft with potential to create around 80 sq m of additional space (STPP)
- Comprehensive renovation completed in 2020
- Bespoke German Nolte kitchen with Miele & Neff appliances
- Engineered oak flooring throughout
- Premium Italian Barausse internal doors
- CAT7 wired networking & Hyperoptic broadband
- Enhanced thermal and acoustic insulation
- Double glazed timber sash windows
- Secure gated off-street parking
- Share of Freehold



# WEST KENSINGTON LIVING

## Location:

Fitzjames Avenue sits within the prestigious Fitzgeorge & Fitzjames Conservation Area, widely regarded as one of London's finest collections of Edwardian mansion blocks. Characterised by elegant red-brick architecture, ornate detailing and tree-lined avenues, it remains one of the area's most sought-after residential addresses.

Perfectly positioned between Kensington, Holland Park and Fulham, residents enjoy an outstanding choice of independent cafés, restaurants and boutique shopping, together with excellent transport connections via West Kensington, Barons Court and Kensington Olympia.

The continued transformation of Olympia London has further elevated the area's appeal, introducing world-class restaurants, hotels, entertainment venues and cultural spaces only a short walk away.

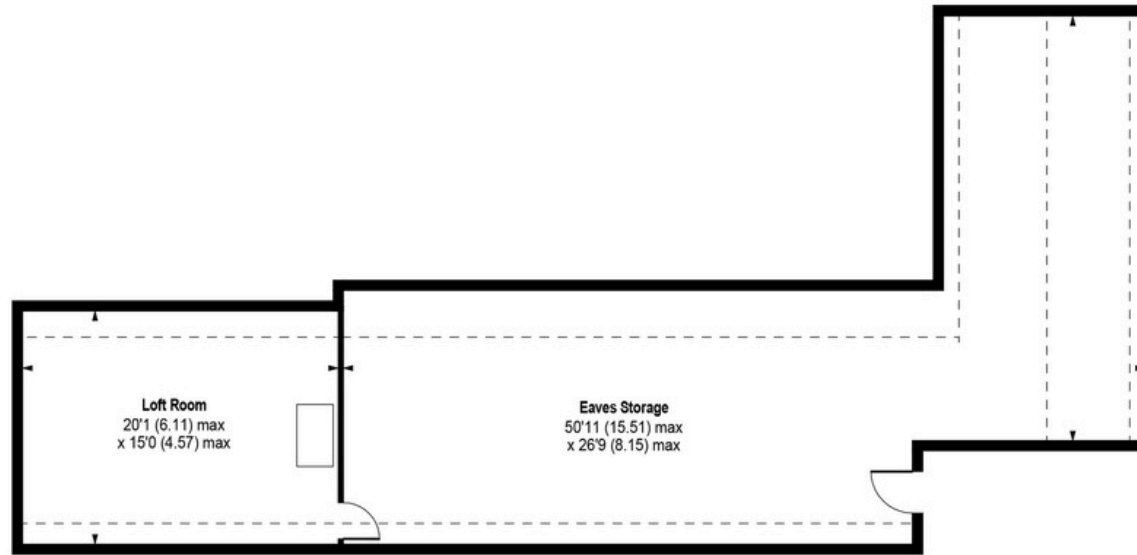
For outdoor space, Holland Park and Kensington Gardens are both within easy reach, while Queen's Club, one of London's most prestigious sporting institutions, sits just around the corner.



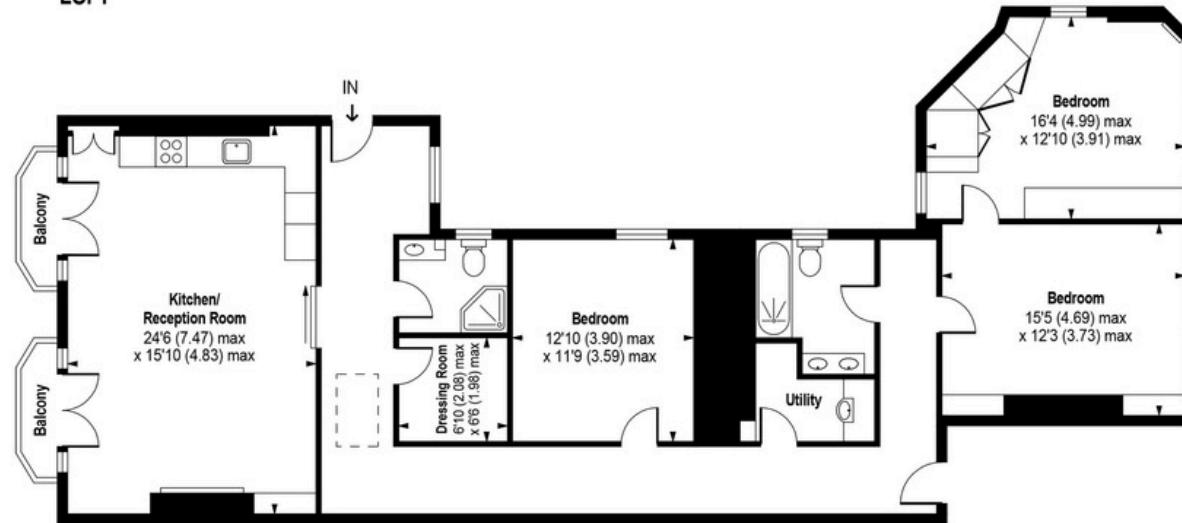
# Fitzjames Avenue, W14

APPROX. GROSS INTERNAL FLOOR AREA 1803 SQ FT / 167.5 SQ METRES  
(EXCLUDING EAVES STORAGE)

APPROX. GROSS INTERNAL FLOOR AREA 2748 SQ FT / 255.3 SQ METRES  
(INCLUDING EAVES STORAGE)



LOFT



FIFTH FLOOR

For illustrative purposes only. Dimensions are approximate and not to scale. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers or tenants should make their own inquiries and rely on their own inspections.

