



## ESSEX VILLAS

London W8



## WHITE STUCCO FRONTED HOUSE

This is the first time in a generation that this house has become available. The house has been a much-loved family home for many years, and it is likely that any purchaser will undertake a comprehensive refurbishment.

   EPC  
6 3 3 D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold 61 years from 25th March 1973 (approximately 7 years remaining)

Ground rent: for the period 25/03/26 to 23/06/26, approximately £1,937, with reviews every 25 years

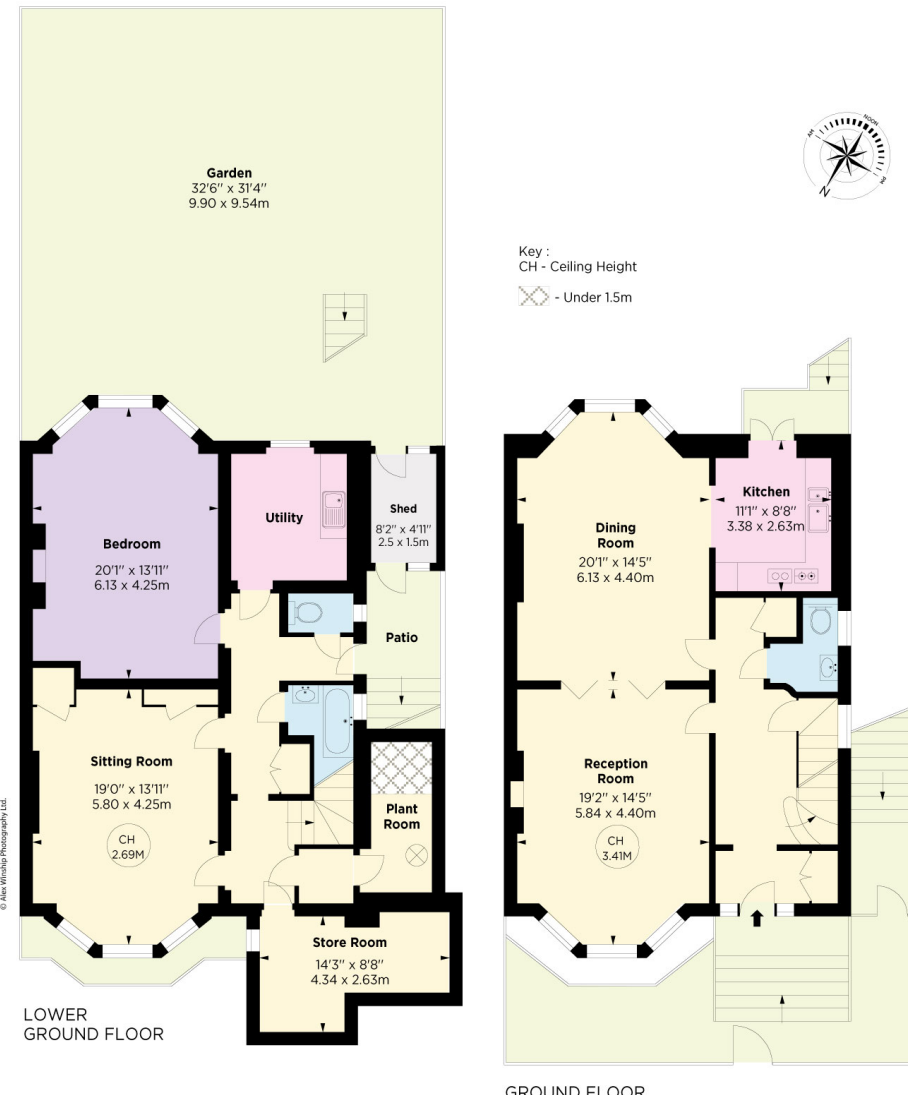
Offers in excess of: £1,250,000



A magnificent opportunity to purchase an unmodernised white stucco fronted house, on the Phillimore Estate.

The property is based over four floors, and occupies approximately 3,524 sq ft, with a wonderful 32ft south-facing garden. The lease length is 61 years from 25th March 1973, expiring on 25th March 2034 with approximately 7+ years remaining.

Essex Villas is set on a quiet residential street in the heart of Kensington (W8), one of West London's most desirable areas. The property is within easy reach of Kensington High Street, Holland Park, and excellent transport links at High Street Kensington Underground station, offering a blend of tranquillity, convenience and prestige.



### Essex Villas, W8

APPROX. GROSS INTERNAL AREA \*  
3524 Sq Ft - 327.47 Sq M  
(Including 1.67 Sq M of Under 1.5m Area & Excluding Shed)

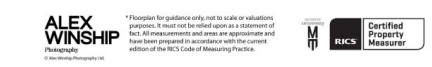
APPROX. SHED AREA \*  
40 Sq Ft - 3.72 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
3564 Sq Ft - 331.19 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Approximate Gross Internal Area = 327.47 sq m / 3524 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.

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