ARGYLL ROAD

Kensington W8

A BEAUTIFULLY PRESENTED FIVE-BEDROOM HOUSE

Set back from the road and approached through its own very pretty front garden, the property has been refurbished and well-maintained by the current owners.

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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Freehold

Guide Price: £9,850,000

SITUATED ON THE PHILLIMORE ESTATE

A substantial house, well situated on Argyll Road with an open, leafy aspect over gardens to the rear. The property has an excellent balance between generous living space, and well-balanced bedrooms.

The elegant double reception room on the raised ground floor has ceiling heights of approximately 3.25m and the lower ground floor has a wonderful open plan family Kitchen/dining room leading out to a pretty east-facing approximately 50ft garden, well screened by established planting and substantial trees. There is also a family room/TV room at the front of the house.

The entire first floor comprises the principal bedroom suite, with the spacious bedroom leading to an en suite bathroom and extensive dressing room.

On the second and third floors there are four further bedrooms of equitable size and two bathrooms.

All the bedrooms are good sizes with excellent storage and large windows giving ample natural light. In addition, there is a laundry room on the third floor.

LOCATION

The Phillimore Estate is widely regarded as one of the most prestigious residential locations in central London, perfectly located between Holland Park and Hyde Park.

The house is well located on Argyll Road, approximately the midway point of the street, close to the wide variety of restaurants and shops of Kensington High Street but in easy reach of some of London's best schools in Notting Hill and West London.

Excellent transport links can be found via Kensington High Street Underground Station (Circle and District Lines).

Argyll Road, W8

APPROX. GROSS INTERNAL AREA *
3838 Sq Ft - 356.60 Sq M

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

Key :
CH - Ceiling Height

Approximate Gross Internal Area = 356.60 sq m / 3838 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. (ID7672296)

Will Allen
+44 2038923575
will.allen@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

knightfrank.co.uk

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