



**BEAUCHAMP
ESTATES**

Aubrey Road

HOLLAND PARK





Exceptional period house
with sunny west-facing
Holland Park garden.

 5  4

Exterior

Coming to the market for the first time in 49 years, this exceptional period house occupies a prized position on Aubrey Walk. To the rear is a wonderfully private, west-facing garden, enjoying the afternoon and evening sun and, exceptionally, its own gated access directly into Holland Park. A private garage provides another particularly rare advantage in this coveted setting.

Highlights

- First time on the market in 49 years
- Rare garden setting adjoining Holland Park
- Prestigious Aubrey Walk address





Interiors

Extending to approximately 4,147 sq ft, the house is arranged across four floors and retains the proportions and character of an exceptional Kensington family home. Generous reception and entertaining spaces are complemented by extensive bedroom accommodation, with the scale and versatility to create a truly outstanding residence for its next chapter.

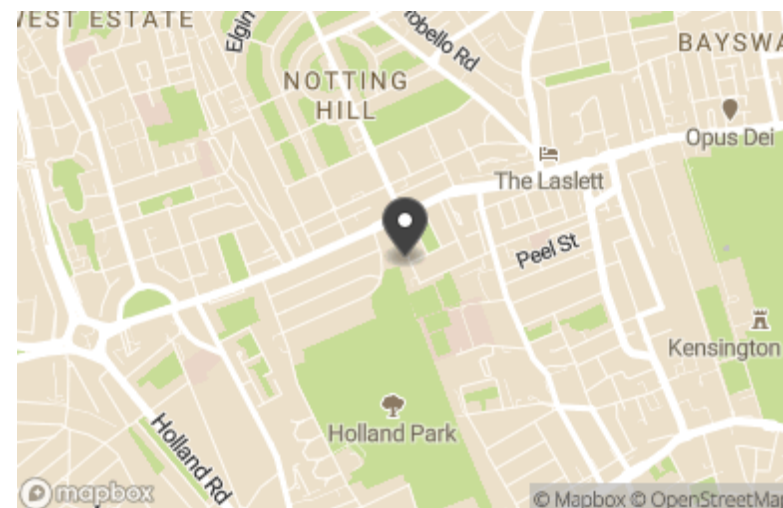


Features

- Garage
- Garden
- Outdoor Entertaining
- Private Terrace

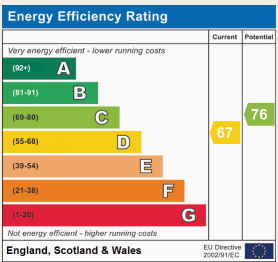
Location

Aubrey Walk is one of Kensington's most prestigious and tightly held residential addresses, running alongside Holland Park and characterised by substantial period houses and a wonderfully discreet setting. Kensington High Street, Notting Hill and Holland Park are all close by, with their renowned restaurants, boutiques and amenities, while Holland Park and Notting Hill Gate Underground stations provide excellent connections.



Terms

Price: £10,950,000
Tenure: Freehold
Local Authority: Kensington and Chelsea
Council Tax: H



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Aubrey Road, W8

Approximate Gross Internal Area = 4147 sq ft / 385.2 sq m
(Including Eaves & Garage)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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Beauchamp Estates - Mayfair

24 Curzon Street,
London, W1J 7TF

020 7499 7722

londoninformation@beauchampestates.com

www.beauchampestates.com