





HILLGATE PLACE

Kensington W8



A BEAUTIFULLY LIGHT TWO BEDROOM HOUSE

With a large roof terrace and situated on the south side of the highly sought-after Hillgate Place, W8.

   EPC
2 1 2 F

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guife Price: £2,500,000



SPANNING APPROXIMATELY 1,300 SQ FT

Arranged over three floors, the property briefly comprises; double reception, modern fitted kitchen with a large adjoining pantry, dining room, further TV room/snug, a family bathroom and two spacious double bedrooms.

The house features two distinct outdoor spaces – a private lower ground floor terrace and a delightful south-west facing decked roof terrace, ideal for relaxing or entertaining in the summer months.

Hillgate Place is the most sought after street in Hillgate Village, being both quiet and one-way. Situated in the very heart of this picturesque enclave, the property enjoys an exceptional location with easy access to Kensington Church Street, Holland Park, and Notting Hill Gate station (serving the Central, Circle, and District lines). A vibrant mix of independent cafés, boutiques, and restaurants are just moments away, offering a true neighbourhood feel alongside excellent transport connections across London.



Hillgate Place, W8
 Approximate Gross Internal Area
121.38 SQ.M / 1307 SQ.FT
 (EXCLUDING EXTERNAL STORAGE)
 EXTERNAL STORAGE 2.98 SQ.M / 32 SQ.FT
 INCLUSIVE TOTAL AREA 124.36 SQ.M / 1339 SQ.FT

KEY: CH = Ceiling Height
 Restricted Head Height



Approximate Gross Internal Area = 121.38 sq m / 1307 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.

Jordanna Mancina

+44 20 3892 3573

jordanna.mancina@knightfrank.com

Knight Frank Kensington

52-56 Kensington Church Street

London W8 4DB

[knightfrank.co.uk](https://www.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/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. 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.