HOPE & HOPE
LONDON PROPERTY

An architecturally designed and immaculately presented Grade II listed four-bedroom townhouse, perfectly positioned on one of Kensington's most quintessential, peaceful tree-lined streets.

BEDFORD GARDENS | KENSINGTON | W8

GUIDE PRICE £4,600,000

hello@hopeandhopeproperty.com
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RECEPTION ROOMS

2

BEDROOMS

4

BATHROOMS

3

INTERNAL AREA

2010 sq ft

TENURE

Freehold

EPC

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The Property

Spanning 2,010 sq. ft. across four meticulously configured floors, this residence represents a rare triumph of heritage charm meeting contemporary, adaptable design. Designed with ingenuity and precision, every square foot of this home has been thoughtfully optimized to offer both separation and seamless flow. The lower ground floor is a true heart of the home, featuring a state-of-the-art bespoke kitchen and a spacious dining room tailored for intimate family dinners or large-scale gatherings. This floor benefits from a tanked storage area and direct access up to the front patio garden. The raised ground floor features a magnificent double reception room offering flexible spaces for relaxing or formal entertaining, alongside a versatile fourth bedroom; currently configured as a private home office complete with a contemporary en suite shower room.



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The Bedrooms

On the first floor there is an elegant, light-filled principal suite boasting two Juliet balconies, bespoke joinery, and a luxurious en suite with a double sink and spacious walk-in shower. The second floor comprises of two further well-proportioned bedrooms with clever integrated storage, served by a pristine family bathroom featuring a bathtub with an overhead shower. A well thought out utility room is located on the half landing between the ground and first floors. The raised ground floor fourth bedroom/office with its private en suite provides an ideal independent consulting or work-from-home suite, entirely separated from the main living and sleeping quarters.





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Outdoor Spaces

Extending the interior living spaces into the open air, a private Yorkstone paved courtyard garden acts as an intimate, low-maintenance extension of the home. It provides a secluded oasis for morning coffee, al fresco dining, or a quiet escape from the bustle of the capital. At the front of the property is an inviting and low maintenance space designed for privacy and modern curb appeal. Enclosed by crisp white walls and contemporary slatted wooden fencing, the space features neatly laid shingle stone surface complemented by a designated seating area. The garden is enhanced by established greed hedging, structured shrubbery and feature plants, all accentuated by clean Yorkstone steps and sleek black railings.

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Bedford Gardens, W8

Approximate Gross Internal Floor Area
2010 sq. feet (187 sq. metres)



Lower Ground Floor | Ground Floor | First Floor | Second Floor

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Disclaimer:This floorplan is for layout guidance only and not to scale.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.

The Neighbourhood

Bedford Gardens is celebrated for its quiet residential ambiance and complete shielding from heavy through-traffic. Yet, it stands just steps from the high-end boutiques, independent cafes, and antique treasures of Kensington Church Street. A short stroll leads to flagship destinations like Whole Foods Market, upscale fashion boutiques, and the eclectic weekend culture of Notting Hill / Portobello Road. The house is situated within a premier educational catchment, surrounded by elite state primary schools (such as the outstanding Fox Primary), top-tier independent prep schools, and renowned secondary institutions. The house is located moments from Holland Park (home to the tranquil Kyoto Gardens) and the vast expanses of Kensington Gardens and Hyde Park.

Transport
Notting Hill Gate – 0.21 Miles (Central Line, District and Circle Lines)
High Street Kensington – 0.3 Miles (Circle and District Lines)



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Bedford Gardens Specification List

Areas;

- Farrow and Ball and Paper Library Paints
- Heritage Brass Handleware
- Godrick Oak Flooring
- Custom made shelving
- Yorkstone outdoor paving

Kitchen;

- Mandarin Stone Flooring
- ILVE Milano 90 Twin 6 Burner Stove
- Bertazzoni Fridge and Extractor Fan
- Flank Sink with Quooker Tap
- Carrara Misterio Quartz Worktop

Garden House/Fourth Bedroom;

- Graham Brown textured wallpaper
- Fire earth porcelain and ceramic tiles

Master Bedroom

- Calcatta Marble Mandarin Stone Floor
- Carrara Gioia Marble Fireplace
- Carrara Misterio Quartz Counter Top
- Lefroy Brooks Sanitaryware

Top Floor Bathroom

- Mandarin Stone

Appliances

- Miele Dishwasher and Washing Machine



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Serious results, handled personally.

We're Jamie and Emily Hope. Between us we've spent more than 30 years in the London property market and have personally looked after over 500 sales. We work directly with every client, so you deal only with us from the first conversation through to completion. You will always have the very best people in your corner.

We give honest, straight-forward advice, keep you informed and put your best interests first. We focus on you and have genuine care for the people we work with. Hope + Hope provides a highly efficient route to the global marketplace, while delivering a world-class service in the most personal way possible.

If you're thinking of moving or if you would just like a bit of advice, we'd love to hear from you.

Jamie & Emily

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