






KENSINGTON PLACE

Kensington W8



A BEAUTIFULLY PRESENTED TERRACED HOUSE

Situated in the heart of the highly sought-after Hillgate Village, just moments from the outstanding Fox Primary School.

   EPC
3 2 2 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £3,000,000



SITUATED IN THE POPULAR 'HILLGATE VILLAGE'

Upon entering, the house opens into a wonderfully bright open-plan double reception room, benefiting from high ceilings, elegant cast iron radiators, and hardwood flooring. To the rear of this level, a thoughtfully designed extension provides a versatile space ideal for use as a study, playroom, or potential fourth bedroom.

The lower ground floor houses an immaculately designed kitchen/dining room, complete with a breakfast bar and expansive bi-fold doors that open seamlessly onto a beautifully landscaped paved rear garden, perfect for entertaining and family living. This floor further benefits from a double bedroom with en suite shower room, offering excellent guest or au pair accommodation.

The upper floors comprise an impressive principal double bedroom with extensive built-in wardrobe space, a further bedroom, and a striking family bathroom, featuring both a bath and a separate shower.





Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

Approximate Gross Internal Area = 140.65 sq m / 1514 sq ft

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.

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 March 2026. Photographs and videos dated March 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.