



## **RUSSELL SIMPSON**

Bright and beautiful four-  
bedroom family home with  
views onto Holland Park

PHILLIMORE GARDENS  
KENSINGTON W8

# Phillimore Gardens Kensington W8

£4,750,000

|                      |                                                                       |                    |                       |
|----------------------|-----------------------------------------------------------------------|--------------------|-----------------------|
| BEDROOMS<br>4        | INTERNAL<br>2,568 <small>SQ FT</small><br><br>238 <small>SQ M</small> | COUNCIL<br>RBKC    |                       |
| RECEPTION ROOMS<br>2 |                                                                       | EPC<br>C           | COUNCIL TAX<br>Band H |
| BATHROOMS<br>4       | —                                                                     | TENURE<br>Freehold |                       |





# The Property

Modern property with light-filled living areas on a prestigious address near Kensington High Street

Entering the house on the ground floor, the front door opens onto a staircase hall. This leads through to an exceptionally large living space, including an open-plan kitchen and breakfast bar, as well as separate dining and seating areas.

The sliding French doors face south-west, leading into the patio garden and filling the room with natural light. Wooden floors and an open layout add to the sense of space.



The lower ground floor centres on a comfortable family television room. It also features a bedroom with an ensuite bathroom, a utility room and considerable storage space.



Russell Simpson

Phillimore Gardens





## The Bedrooms

The first floor consists of two bedrooms, both ensuite and with built-in wardrobe space. One of the bedrooms also has wide windows and double French doors giving access to a balcony.

The second floor is entirely occupied by an elegant principal bedroom suite. This includes a bedroom, a dressing room and a well-proportioned bathroom with marble tiling, a shower and a free-standing bath.





# The Design

The house was recently renovated and decorated in a contemporary style to emphasise the brightness and calm of the interiors. It is presented in good condition with underfloor heating throughout.



Russell Simpson

Phillimore Gardens





## Outdoor Spaces

The house includes a rear terrace leading down into a patio garden, with space for outdoor seating and separate access to the residential parking on Phillimore Gardens Close. Furthermore, the property is set back from the street with a front garden giving added privacy.



# The Neighbourhood

Phillimore Gardens is an impressive street running parallel with the south-west side of Holland Park. Historically, it has been home to several noted politicians and admirals.

Today it is a popular and prestigious address, mostly lined with stucco-fronted Victorian villas. From here, the restaurants, shops and underground station of Kensington High Street are all within easy reach. Furthermore, the open spaces of the park are a few moments' walk away.



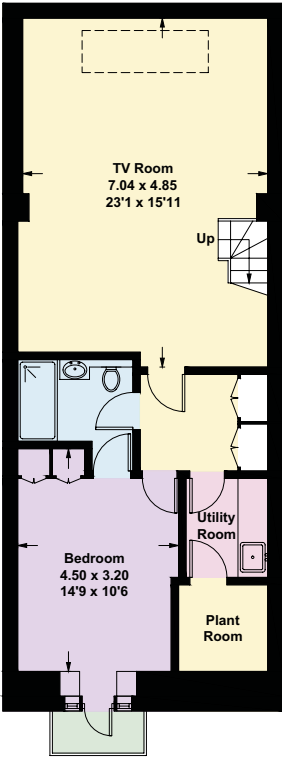
Russell Simpson

Phillimore Gardens

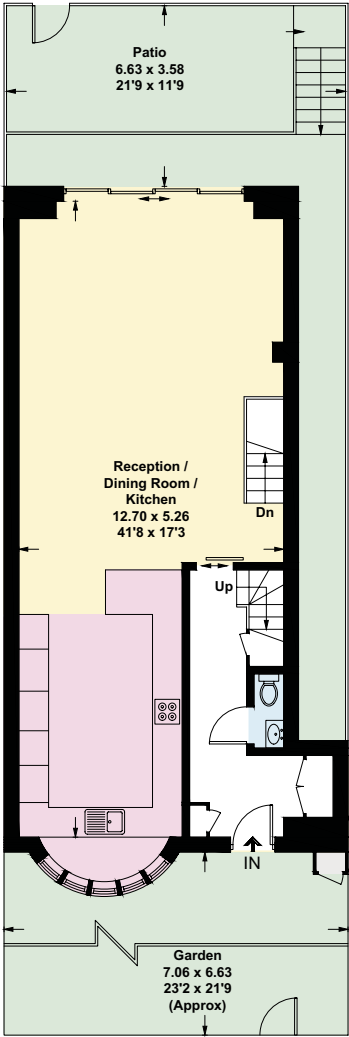


APPROXIMATE INTERNAL AREA

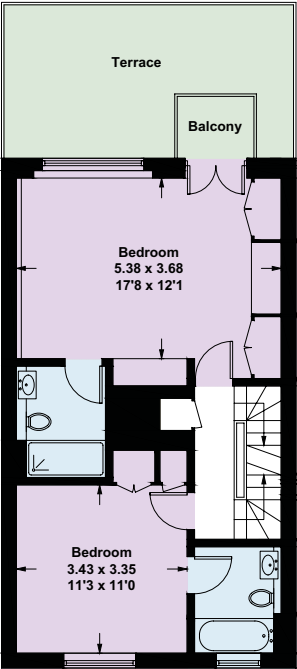
2,568 SQ FT / 238 SQ M



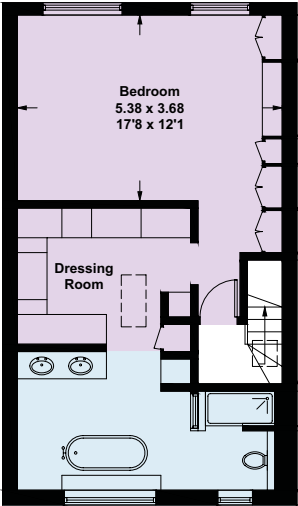
LOWER GROUND FLOOR



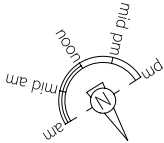
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**RUSSELL  
SIMPSON**

---

## Contact us

+44 (0) 20 3761 9691

Email

[www.russellsimpson.co.uk](http://www.russellsimpson.co.uk)

---

## Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract.  
Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.  
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.  
Any measurements of distances referred to herein are approximate only. October 2021