

RUSSELL SIMPSON

Magnificent Grade II* listed
five-bedroom townhouse on a
prestigious garden square

KENSINGTON GATE
KENSINGTON W8



Kensington Gate
Kensington W8

£10,500,000

BEDROOMS 4/5	INTERNAL 3,104 SQ FT	OUTDOOR 870 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	288 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	



The Property

Exceptionally elegant stucco-fronted family home with south-facing garden moments away from Kensington Gardens and Hyde Park

Stepping into the house on the raised ground floor, the entrance foyer leads through to a staircase hall. This opens onto a large dining room with an attractive fireplace.

Sliding doors flow through to a kitchen with marble worktops, an informal breakfast area and double French doors giving access to the rear terrace. The kitchen also offers a Subzero fridge freezer, wine cooler and Wolf double ovens. In addition, this floor features a guest WC.

Downstairs is a bedroom with ensuite bathroom and a family cinema room with garden access, both offering air conditioning. This level also offers a utility room, considerable storage space and separate street access.

The first floor contains a generous reception room with an elegant cornice, marble fireplace and double French doors opening onto a front balcony with attractive views of the communal gardens. The drawing room flows seamlessly through to a second reception room, with a double extension that can be used as study or television space. There is also a light-filled library on the half-landing.

The second floor is entirely occupied by an attractive principal bedroom and a well-proportioned ensuite bathroom with both bath and shower. The third floor offers three more bedrooms sharing a bathroom. All the bedrooms feature air conditioning, and one is currently used as a study.















The Design



The house is Grade II* listed and decorated in a graceful style to match its historic setting. Wooden floors and high ceilings in the main living areas emphasise the overall brightness, while tasteful panelling and mouldings add to the elegance.

This unusually wide house has been recently refurbished and its beautiful interiors are presented in immaculate condition.



Outdoor Spaces & The Neighbourhood

The house includes a south-facing garden with a paved area for outdoor entertaining, planted borders, an attractive water feature and a Wolf barbecue. The property is also set back from the street, while residents have access to the award-winning communal gardens opposite.

Kensington Gate was laid out in the mid-nineteenth century and lined with stucco-fronted Italianate mansions. In the late Victorian Era, it was a popular address with aristocrats, politicians and cultural figures. The square remains prestigious, both central and secluded, while the cul-de-sac layout has limited traffic, adding to the sense of calm.

It is well-placed for the neighbourhood's excellent schools, and within walking distance of Hyde Park and Kensington Gardens. In addition, the world-famous museums and cultural institutions of South Kensington are within easy reach.



APPROXIMATE INTERNAL AREA +
VAULTS & LIMITED SPACE

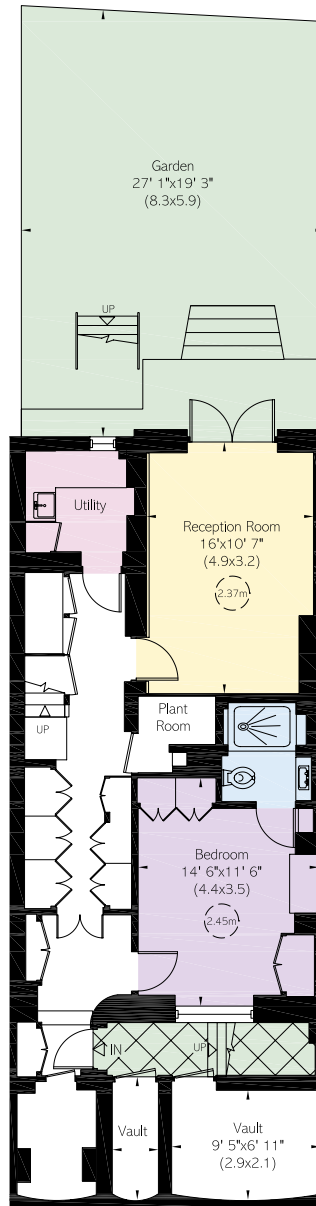
3,104 SQ FT / 288 SQ M

EXCLUDING LOFT SPACE

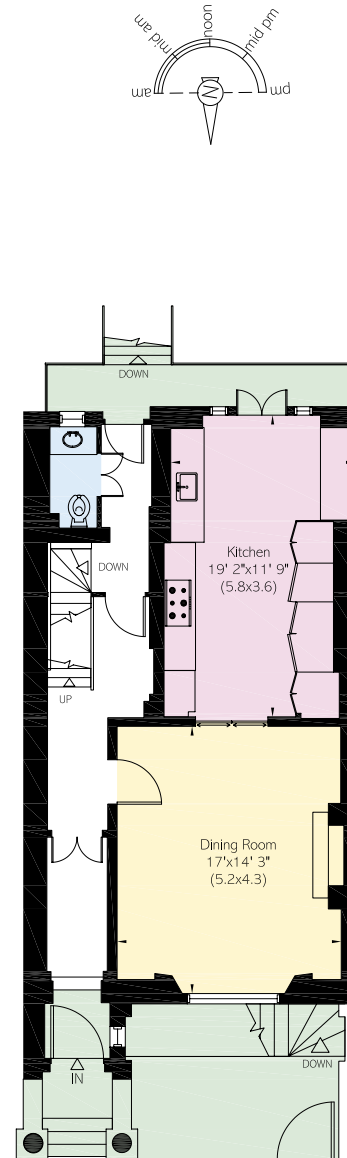
311 SQ FT / 29 SQ M

OUTSIDE AREA

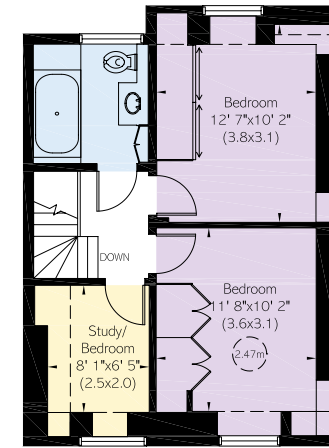
870 SQ FT / 81 SQ M



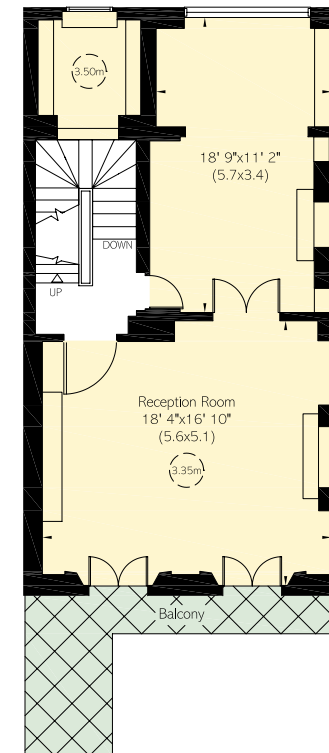
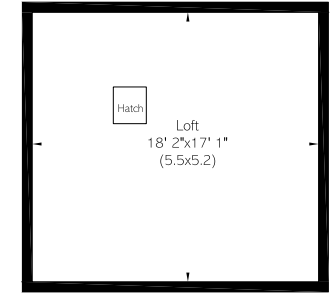
Lower Ground Floor



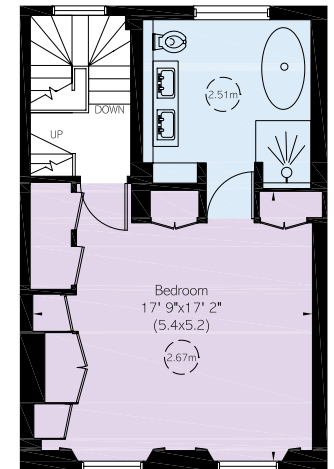
Raised Ground Floor



Third Floor



First Floor



Second Floor



Contact us

+44 (0) 20 3761 9691

[Email](#)

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square
London W8 5HD

View

[Watch the video on YouTube](#)

RUSSELL SIMPSON

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