



RUSSELL SIMPSON

Magnificent seven-bedroom family home with spa, garden studio, spacious interiors and off-street parking

PHILLIMORE TERRACE
KENSINGTON W8

Phillimore Terrace Kensington W8

£9,750,000

| | | | |
|----------------------|---|---------------------------------------|-----------------------|
| BEDROOMS 7 | INTERNAL 4,795 <small>SQ FT</small> 445 <small>SQ M</small> | OUTDOOR 1,515 <small>SQ FT</small> | COUNCIL RBKC |
| RECEPTION ROOMS 4 | | EPC C | COUNCIL TAX Band H |
| BATHROOMS 7 | | TENURE Freehold | |





The Property



Beautifully designed and decorated house on a sought-after address close to Kensington High Street.

Stepping into the house on the raised ground floor, the entrance hall flows through to a generous reception room. Twin fireplaces add to the impression of elegance, while a convenient bar makes this the perfect space for entertaining. Furthermore, high ceilings, a double aspect and French doors opening onto the rear terrace bring in added brightness.

The lower ground floor offers a well-proportioned living area. This includes an open-plan kitchen with a central island breakfast bar and stone worktops, a dining area and a seating area. Bifolding French doors lead out into the garden and an overhead skylight fills this space with light. This floor also features a guest WC, a utility room and separate street access.



The basement floor offers another large reception room with further cooking facilities and informal seating areas. On one side is a private spa with a sauna and pool, on the other side a bedroom with an ensuite bathroom featuring a bath.

A guest WC completes this level, while light wells and high ceilings add to the sense of space.



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The first floor contains a spacious principal bedroom with its own ensuite, alongside a second bedroom and bathroom. The second floor offers three more bedrooms, two of them with ensuite bathrooms. The third floor has a final bedroom with an ensuite bathroom and considerable eaves storage space.



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The Design

The house is decorated in a sophisticated style that combines classical elegance with contemporary convenience. It is presented in good condition, with underfloor heating throughout the lower levels and bathrooms.



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Outdoor Spaces

The property includes a front drive with parking for two cars. There is also a rear terrace with enough space for outdoor seating and a rear garden with a large lawn. Furthermore, the garden studio features an ensuite bathroom and a kitchenette, meaning it could be used as self-contained guest accommodation.





The Neighbourhood

Phillimore Terrace is a beautiful row of Victorian houses set back from Allen Street. From here, the restaurants, shops and underground station of High Street Kensington are within easy reach. In addition, the southern entrance to Holland Park is a short walk away.

APPROXIMATE INTERNAL AREA

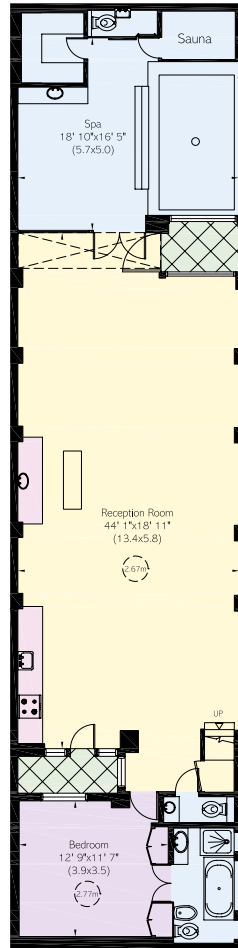
4,795 SQ FT / 445 SQ M

INCLUDING LIMITED USE AREA
& GAMES ROOM

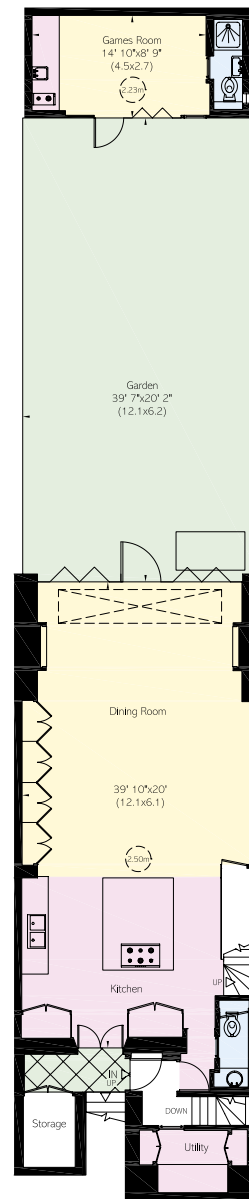
476 SQ FT / 44 SQ M

OUTSIDE AREA

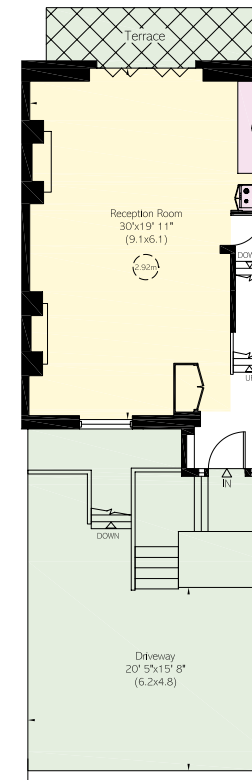
1,515 SQ FT / 141 SQ M



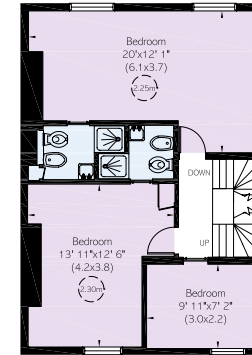
Basement



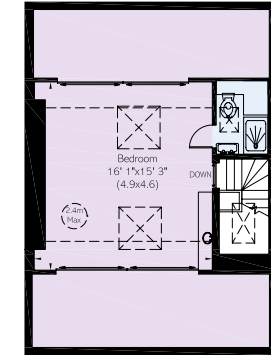
Lower Ground Floor



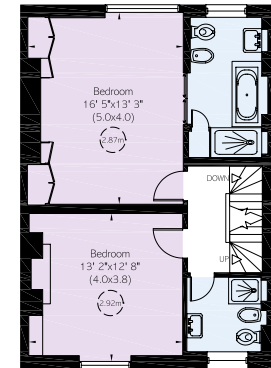
Upper Ground Floor



Second Floor



Third Floor



First Floor

**RUSSELL
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View

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Any measurements of distances referred to herein are approximate only. October 2021