



RUSSELL SIMPSON

Graceful four-bedroom family
home with elegant interiors
and off-street parking

SCARSDALE VILLAS
KENSINGTON W8

Scarsdale Villas Kensington W8

£6,250,000

BEDROOMS 4	INTERNAL 2,851 SQ FT	OUTDOOR 954 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	265 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 3	—	TENURE Freehold	





The Property



Bright and beautiful house with contemporary interiors on a popular address near Kensington High Street

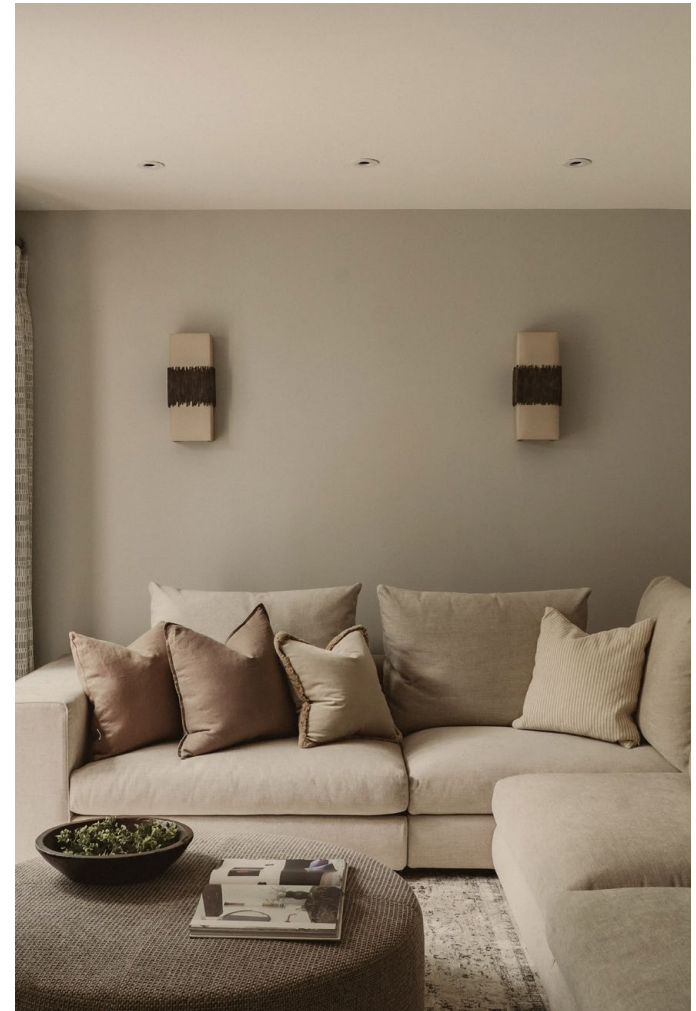
Entering the house on the raised ground floor, the front door opens onto a generous double reception room. As well as separate dining and seating areas, this elegant space offers wooden floors, high ceilings and a stone fireplace.

Double French doors flow through to the kitchen, which features a central island breakfast bar and an informal eating area. Overhead skylights and floor-to-ceiling windows fill this space with brightness, while sliding doors give access to the garden.

The lower ground floor features a bedroom with an ensuite bathroom, a convenient utility room and a family television room opening onto the rear patio. This floor also has separate street access.



THE KINFOLK GARDEN



The first floor is entirely occupied by the principal bedroom suite, including bedroom, dressing room and bathroom. There is also a study on the half landing.

The second floor offers two more bedrooms, sharing a bathroom on the half landing. There is also valuable further storage in two attic spaces.





The Design

The house has been decorated in a sophisticated contemporary style and presented in excellent condition. The restrained interiors and neutral colour scheme emphasise the sense of light and space throughout.



Russell Simpson

Scarsdale Villas



Outdoor Spaces

The property includes a rear garden with a lawn, as well as a paved rear patio with space for outdoor seating. It is also set back from the street with a front garden giving added privacy and providing space for off-street parking.



Russell Simpson

Scarsdale Villas





The Neighbourhood

Scarsdale Villas is an attractive tree-lined street featuring a mix of terrace houses and double-fronted villas built between 1850 and 1864. This property overlooks a beautiful Victorian Gothic church that belongs to the Coptic Orthodox community.

From here, the shops, restaurants and underground station of High Street Kensington are all within walking distance, while the southern entrance of Holland Park is also nearby.

APPROXIMATE INTERNAL AREA

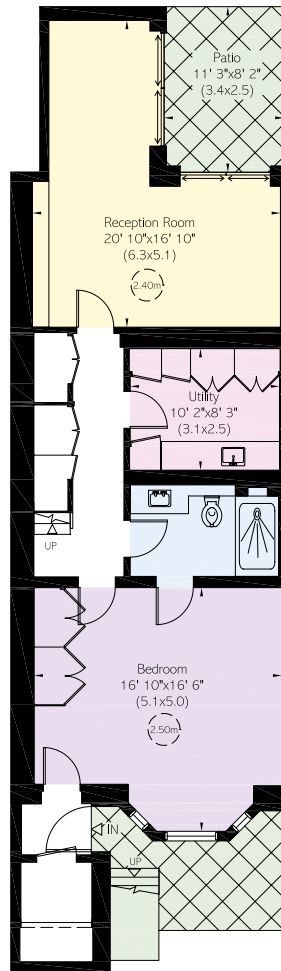
2,851 SQ FT / 265 SQ M

INCLUDING LIMITED USE AREA

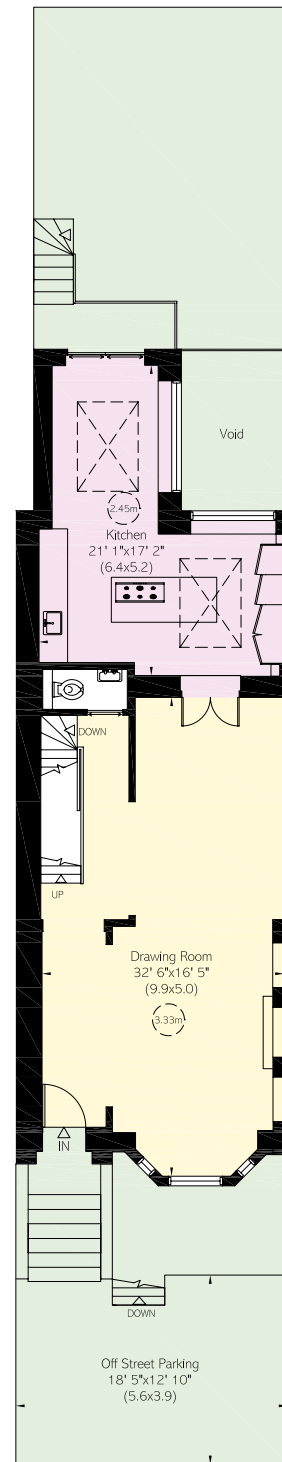
12 SQ FT / 1 SQ M

OUTSIDE AREA

954 SQ FT / 89 SQ M

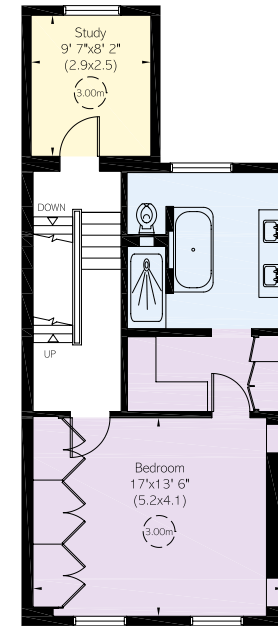
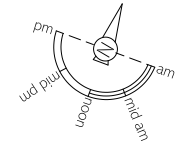


Lower Ground Floor

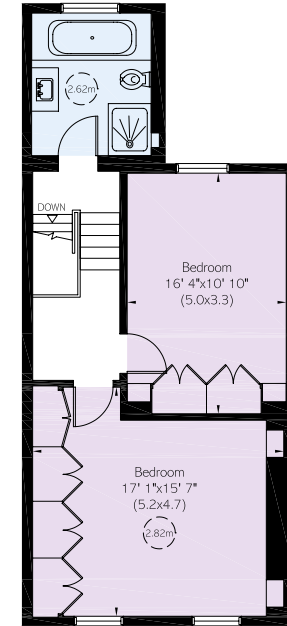


Raised Ground Floor

Reduced head height below 1.5m



First Floor



Second Floor

**RUSSELL
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