

RUSSELL SIMPSON

Uniquely secluded double fronted
low built family home with
enchanted interiors and two
gardens

THE LODGE
SOUTH KENSINGTON SW7



The Lodge
South Kensington SW7

£5,000,000

BEDROOMS 4-5	INTERNAL 2,649 SQ FT	OUTDOOR 1,618 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	246 SQ M	EPC E	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	



The Property

Hidden house accessed via a private gated passageway close to South Kensington underground station

Stepping into the house on the ground floor, a generous entrance hall connects the main living spaces. These include a drawing room with a beautiful stone fireplace surround and a dining room with an overhead skylight bringing in added brightness.

The kitchen has wooden units and an informal breakfast area, giving a sense of rustic charm. The drawing room leads through to a large conservatory, with double French doors opening onto the garden. A guest WC completes this level.

The basement floor offers a storeroom/bedroom with a shower room opposite. Meanwhile, the first floor features four further bedrooms sharing two bathrooms.

The house has been owned by the same family since 1980 and decorated in a cosy, traditional style. However, it has the potential to be reimagined by a future owner as one of London's most secluded and special family homes.











Outdoor Spaces

The house is accessed via a private passageway leading off Alexander Place and secured via electric gates. It includes a paved front garden with space for outdoor seating, and a rear garden with a lawn and planted borders.

Because the house is set back from the main street and surrounded by gardens, it offers a rare level of quiet, calm and security.

Residents may be eligible to apply for access to nearby Thurloe Square gardens on a discretionary basis.



The Neighbourhood

The Lodge is hidden behind the houses lining Alexander Square, Alexander Place and North Terrace. The site was originally a market garden, but in 1828 the Western Grammar School was constructed here.

Over the following decades, the school relocated and the building was used as a non-conformist chapel, a Turkish baths, and finally an artists' studio. During the latter period, it was occupied by the respected painters Henry John Judson and Sir James Jebusa Shannon.

In 1929, the present building – a restrained Neo-Georgian family home – was constructed on the site of the former school. From here, South Kensington tube station is close, while the local restaurants and shops are also nearby. In addition, the neighbourhood's world-class museums and cultural institutions are a short walk away.



APPROXIMATE INTERNAL AREA

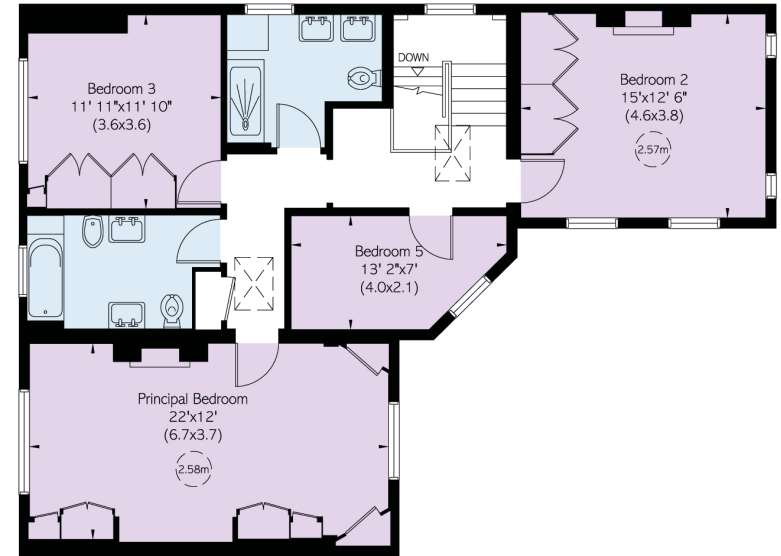
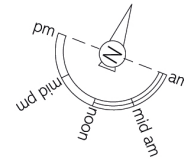
2,649 SQ FT / 246 SQ M

INCLUDING OUTSIDE STORAGE

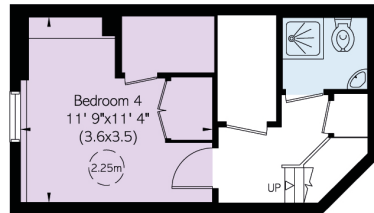
39 SQ FT / 4 SQ M

OUTSIDE AREA

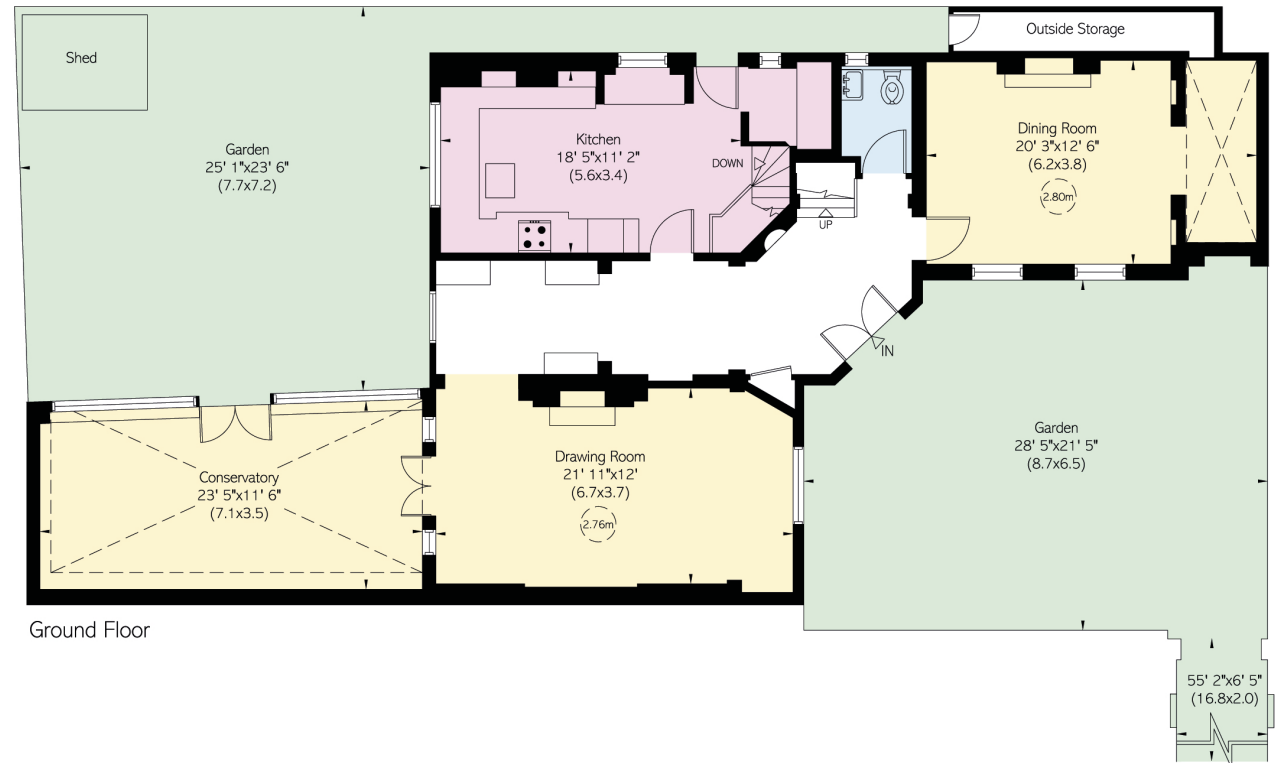
1,618 SQ FT / 150 SQ M



First Floor



Basement



Ground Floor

55' 2" x 6' 5" (16.8 x 2.0)



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October 2021