



RUSSELL SIMPSON

Fabulous six-bedroom family home on a prestigious street close to Kensington Gardens

VICTORIA ROAD
KENSINGTON W8

Victoria Road
Kensington W8

£12,750,000

BEDROOMS 6	INTERNAL 4,401 SQ FT	OUTDOOR 660 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4-5	409 SQ M	EPC E	COUNCIL TAX Band H
BATHROOMS 5	—	TENURE Freehold	





The Property

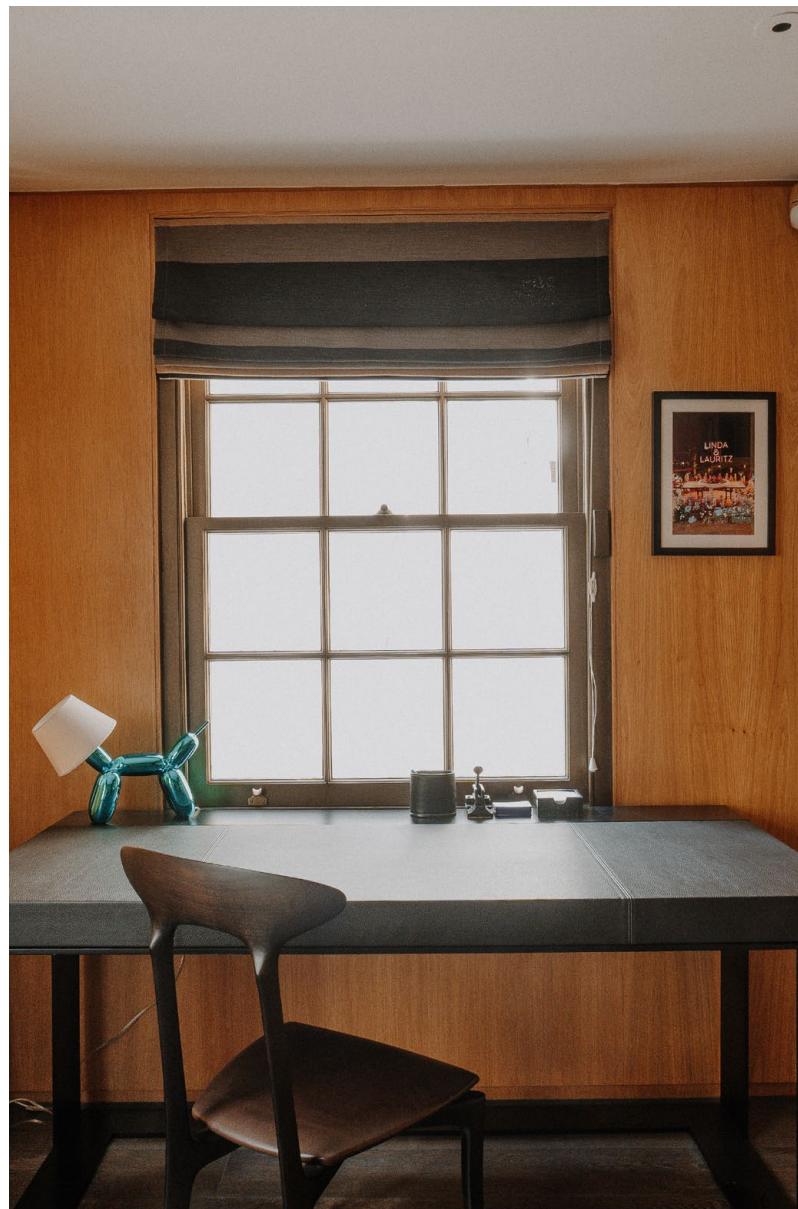


Attractive townhouse with white stucco façade, spacious layout and modern interiors

Stepping into the house on the raised ground floor, the entrance hall leads through to a well-proportioned reception room. Front and rear bay windows flood this space with light, while lofty ceilings give added elegance. This floor also contains a guest WC and a study.

The lower ground floor is entirely occupied by a generous living space. This includes an open-plan kitchen with central island, a dining area and a family television area. This floor also features a guest WC and separate street access.





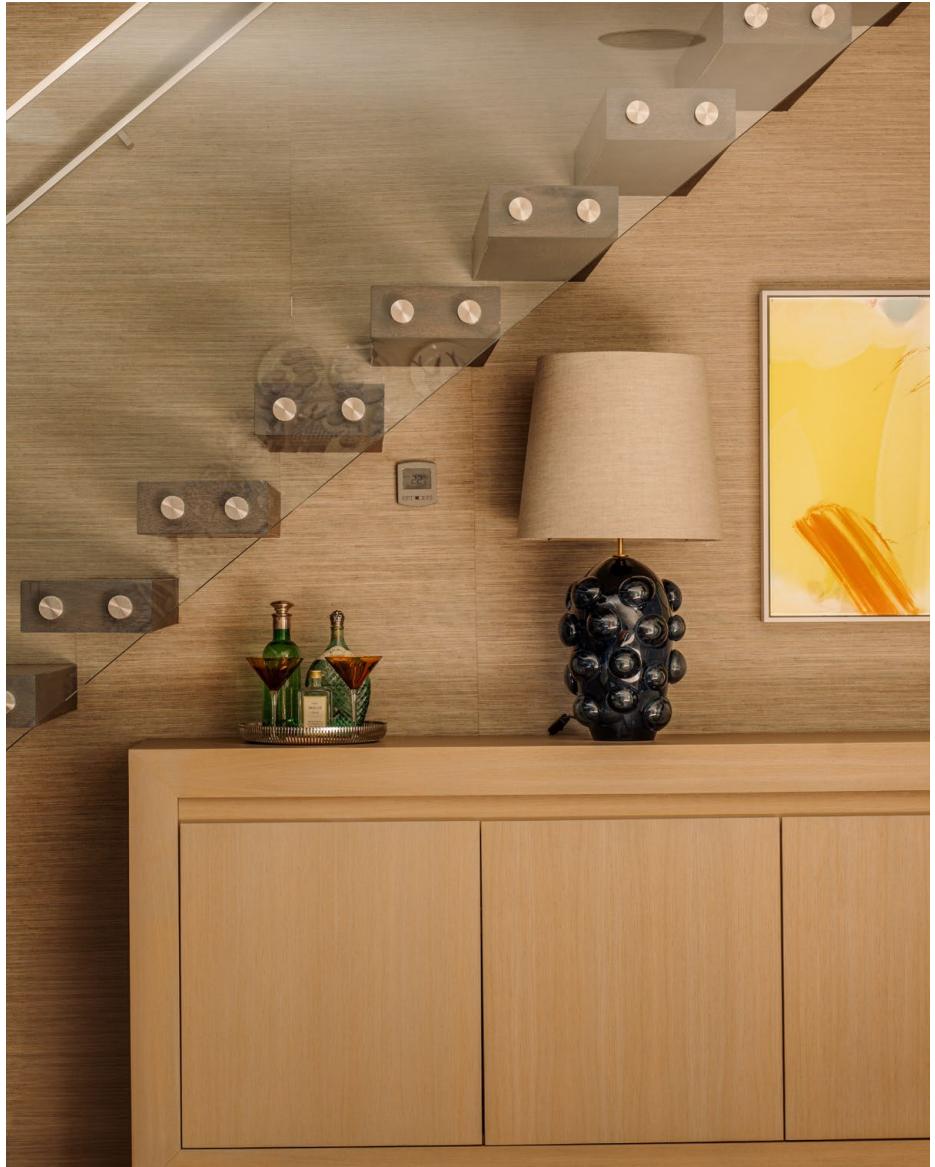
Russell Simpson

Victoria Road



The basement floor offers a gym that could also be used as a media room, a bathroom, a utility room, and an ensuite bedroom with sliding doors leading out onto the front patio. It also offers considerable storage space, while the ceiling height gives these rooms fantastic flexibility.

The property includes a patio garden with wooden decking. Accessed via sliding doors that open onto the kitchen living area, it creates the perfect space for entertaining.





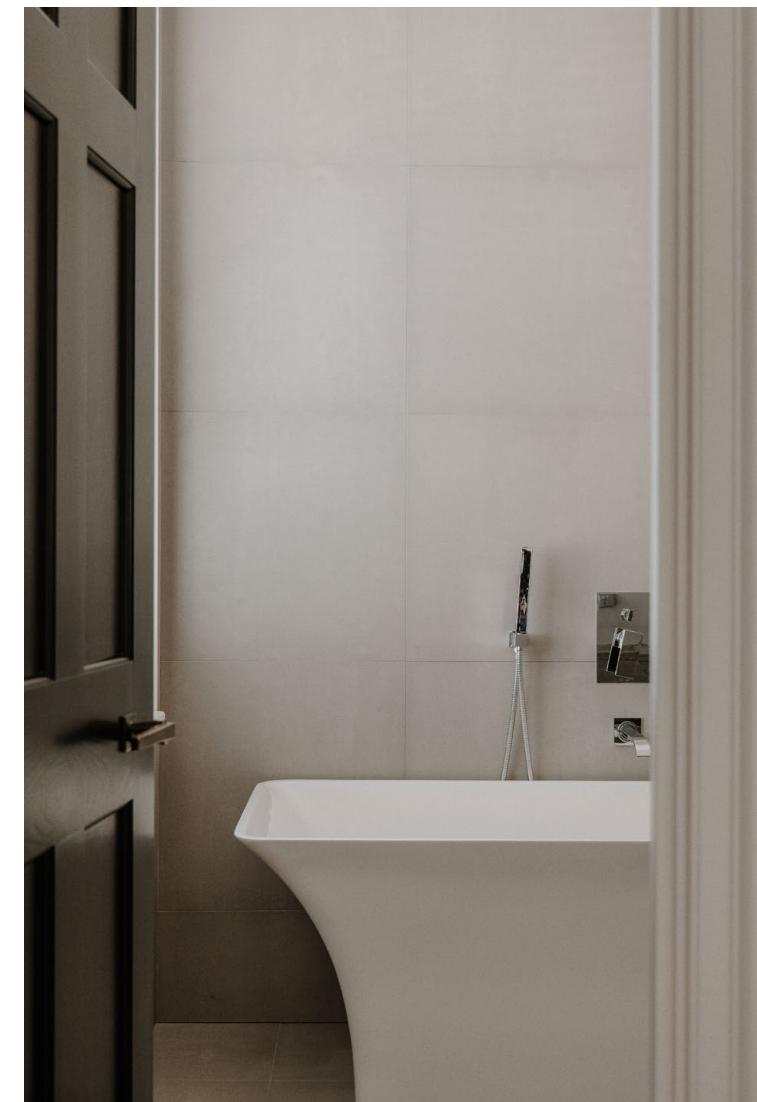
The Principal Bedroom

The first floor contains the principal bedroom suite, including a bedroom, a bathroom with a bath, and several walk-in wardrobes.



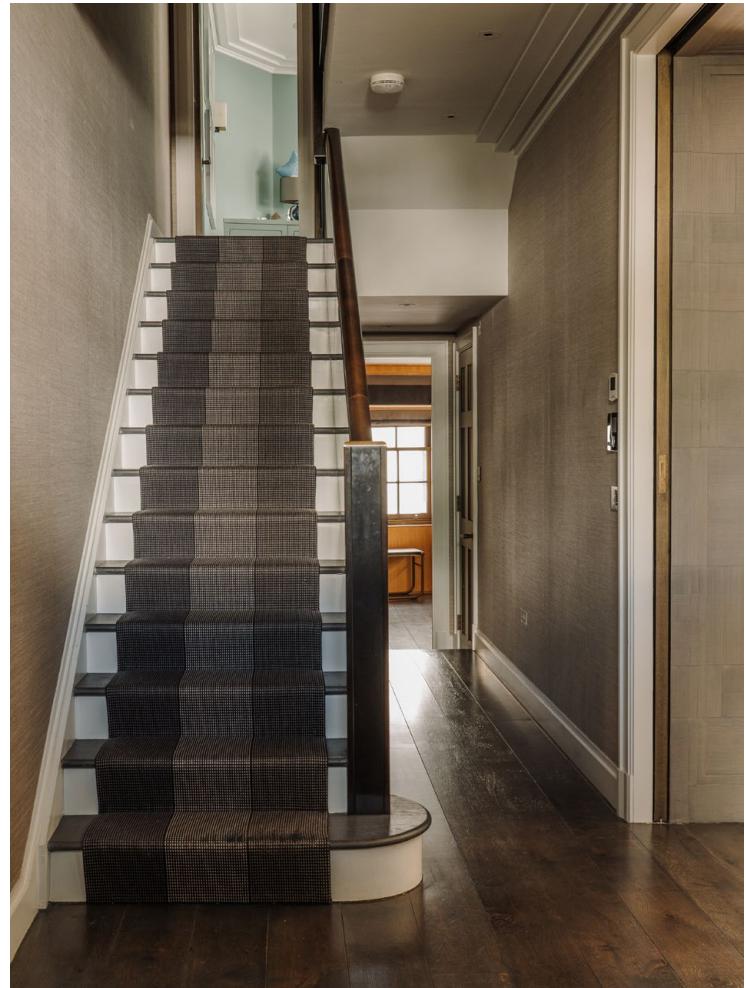


The first floor also features a study on the half-landing. The second floor contains three more bedrooms, all with ensuite bathrooms and inbuilt wardrobe space.



This impressive house was entirely rebuilt behind a traditional façade, which was updated itself in 2023. It is decorated in a sophisticated style blending classical and contemporary details and presented in superb condition.

The interiors were furnished to the highest standard by celebrated designer Jean-Louis Deniot. They include air conditioning and underfloor heating, as well as new insulation and double glazing throughout.





The Neighbourhood

Victoria Road is a wide street running south from Kensington Gardens, lined with grand white stucco townhouses dating from the 1840s. Its celebrated former residents include the ballet dancer Rudolf Nureyev, the poet Henry Newbolt, and the famous Mitford family.

From here, Gloucester Road and Kensington High Street are both close, offering a mix of restaurants, shops and underground stations. In addition, Kensington Gardens and Hyde Park are a short a walk away, while the world-class cultural institutions of South Kensington are also nearby. Finally, the area is well supplied with schools for all ages.

APPROXIMATE INTERNAL AREA

4,401 SQ FT / 409 SQ M

OUTSIDE AREA

660 SQ FT / 61 SQ M



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