



## **RUSSELL SIMPSON**

Exceptionally wide Kensington mansion with wraparound garden, off-street parking and swimming pool

PEMBROKE ROAD  
KENSINGTON W8

Pembroke Road

£6,950,000

BEDROOMS 6-6	INTERNAL 5,057 SQ FT	OUTDOOR 6,280 SQ FT	COUNCIL TAX RBKC, G
BATHROOMS 6	469 SQM	EPC D	TENURE Freehold



## The Property

Majestic four-bedroom townhouse with opulent lateral interiors in walking distance of Holland Park

Entering the house on the ground floor, the front door opens onto an elegant entrance hall. This leads through to a grand drawing room, with a bank of west-facing bay windows and French doors leading out into the garden. This floor also contains a kitchen with lacquered units and an informal dining area, as well as a study.

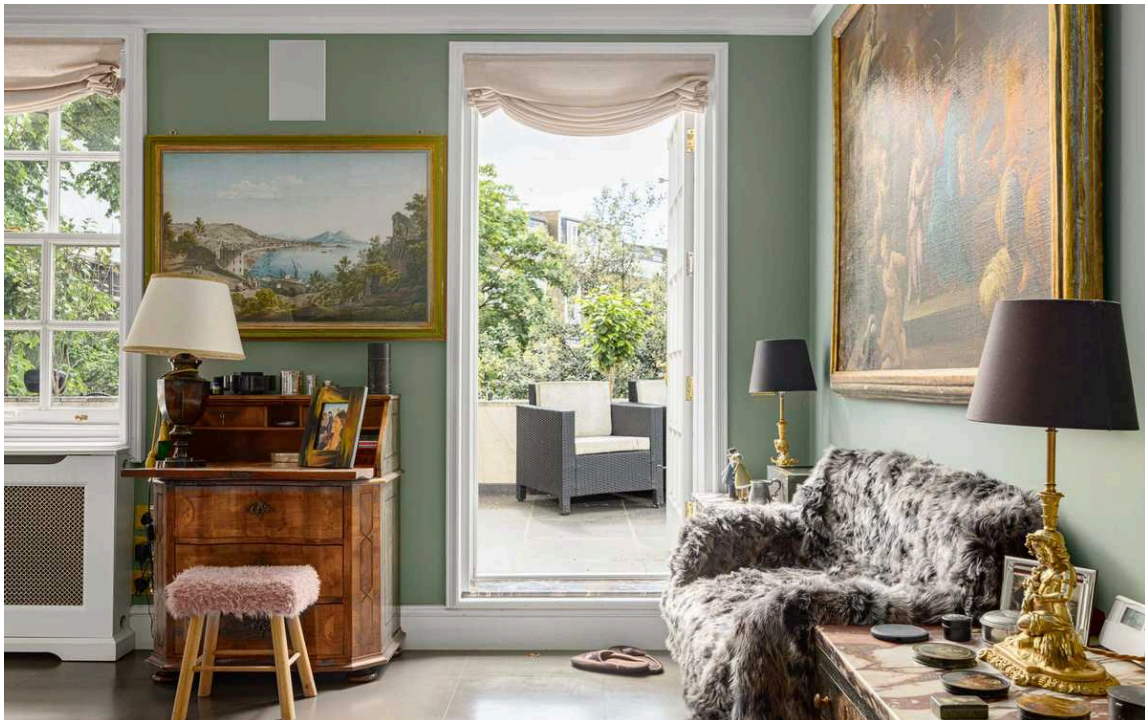




## The Bedrooms

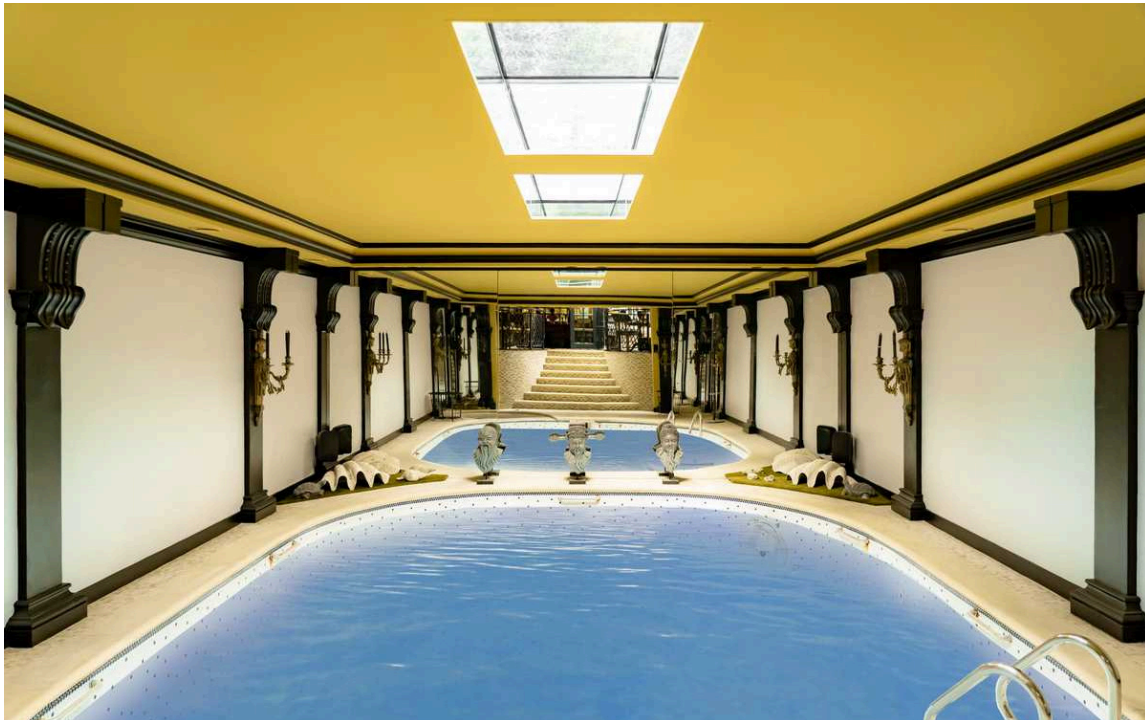
The lower ground floor features a pair of ensuite bedrooms, one of them with double French doors opening onto a patio. It also contains a home cinema, a home gym, a generous family sitting room and a conservatory. Furthermore, there is a basement swimming pool with skylights that keep the space bright throughout the day.

The first floor features a well-proportioned principal bedroom with a pair of ensuite bathrooms, a walk-in wardrobe and a dressing room. It also contains a French door opening onto a large west-facing terrace with garden views. The second bedroom also contains an ensuite bathroom and a walk-in wardrobe.





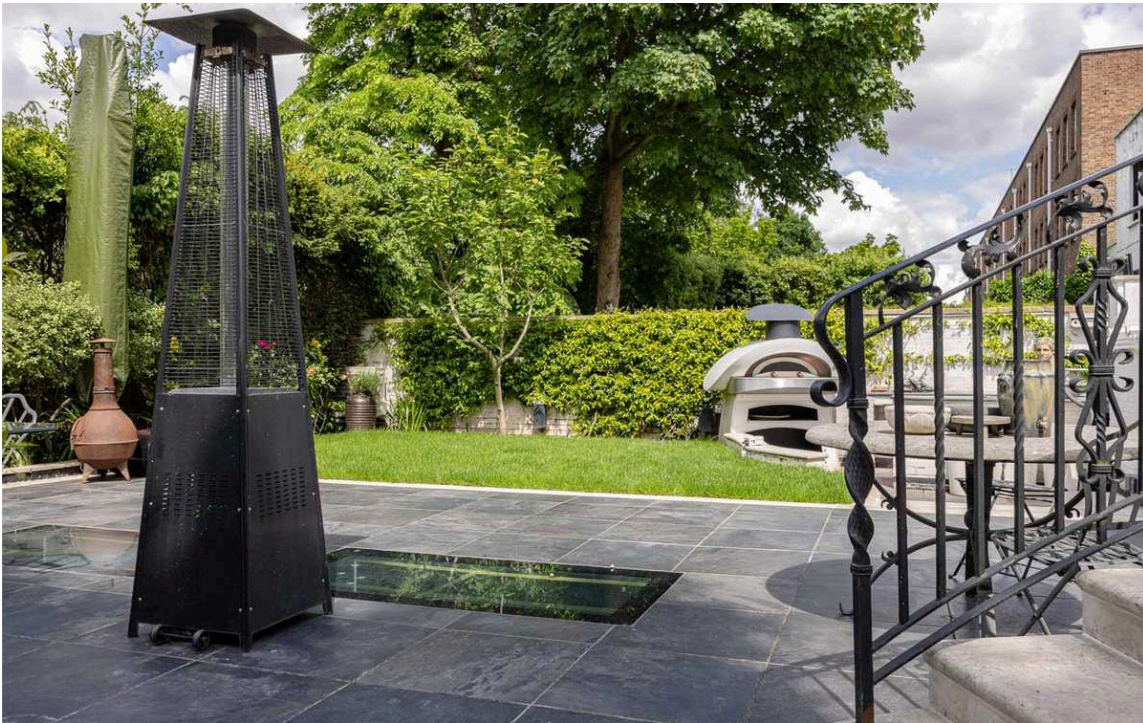
## Entertaining Spaces



## The Design

The large lateral floors are decorated in a luxurious style to suit its historic location.





## Outdoor Spaces

The house offers an expansive wraparound garden with lawns, a paved seating area, two separate drives with off-street parking for numerous cars, and a garden studio. It also features a spacious first-floor terrace with garden views.

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img 1

Garden

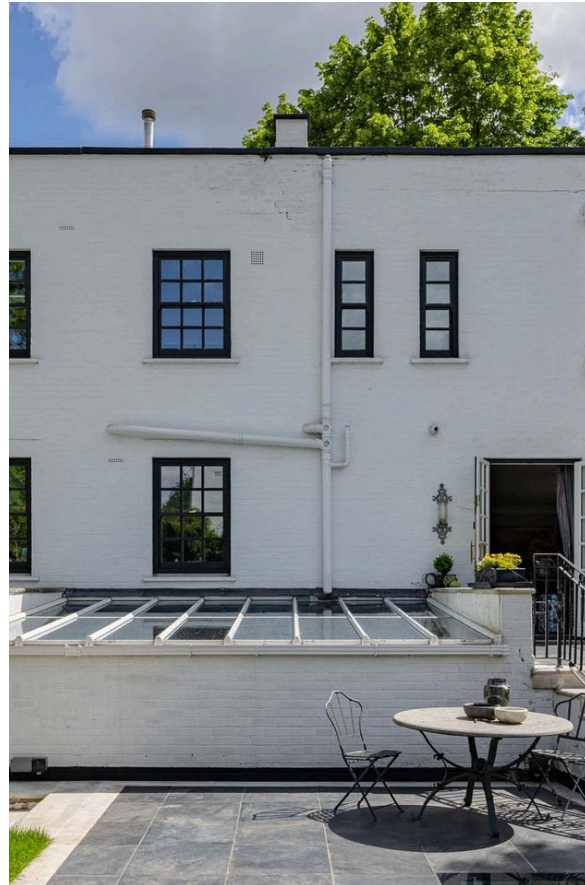
img 2

Terrace



## The Neighbourhood

Pembroke Road is lined with an attractive mix of Victorian houses and Edwardian mansion blocks. The property is within easy reach of Earl's Court underground station, as well as the open spaces of Holland Park. The celebrated shops and restaurants of Kensington High Street are also close by.







**Pembroke Road, W8**

**RUSSELL SIMPSON**

**Approximate Internal Area**  
5,037 sq ft / 470 sq m

**Including studio and outside store**  
132 sq ft / 12 sq m

**Outside Area**  
6,380 sq ft / 583 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)