



## **RUSSELL SIMPSON**

Magnificent house with beautiful  
views and off-street parking  
moments away from Holland Park

PHILLIMORE GARDENS  
KENSINGTON W8

# Phillimore Gardens

# Sold

BEDROOMS 7	INTERNAL 6,464 SQ FT	OUTDOOR 2,329 SQ FT	COUNCIL TAX H
BATHROOMS 5	600 SQM	EPC E	TENURE Freehold

# The Property

Traditional seven-bedroom Kensington town house with wide rooms and grand interiors on a prestigious street of Victorian villas.



img 1

Entrance





## Indoor Spaces

Entering the house on the ground floor, double doors open onto an impressive staircase hall. On the right is a dining room with high ceilings and a wide bay window bringing in added light. Beyond is a kitchen with a separate breakfast area, while this floor also contains a spacious study with French doors leading down to the garden.

Downstairs is a family sitting room with an adjoining kitchenette. This floor also contains a pair of bedrooms overlooking the garden, a bathroom with a bath, and a utility room leading through to the cellar. In addition, there is access from the street to a storage vault and a separate flat on the side of the house, with bedroom, bathroom and kitchenette.



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img 1

Dining Room

img 2

Kitchen





## The Bedrooms

The first floor is almost entirely occupied by a spectacular double reception room, with French doors leading out onto a roof terrace. Furthermore, this floor contains a bedroom with ensuite bathroom on the half landing.

The second floor includes a grand principal bedroom running the entire length of the house. There is also a well-proportioned dressing room and a generous ensuite bathroom with a jacuzzi style bathtub. The third floor includes two more bedrooms, one with its own dressing room, as well as a bathroom and kitchen.



## Planning Potential

The house is decorated in a traditional style to suit its grand proportions. However, it has the potential to be redesigned for contemporary living. With that in mind, a planning application has been made for the construction of a single storey basement extension, as well as a lower ground floor and ground floor extension, together with infilling of the first floor and rear terrace area.





## Outdoor Spaces

The property includes a large rear garden with a lawn and planted borders, barely overlooked by the surrounding houses. In addition, there is a front garden giving added privacy and off-street parking.

From the first floor upwards, all of the rooms at the rear of the house have a view over the gardens of Essex Villas and Stafford Terrace, creating a beautiful vista. The property is unusual in having both first floor and third floor roof terraces, which also enjoy the view.

## The Neighbourhood

Phillimore Gardens is a historic street running parallel with the south-west side of Holland Park. It is lined in large Victorian villas with white stucco bases and dressings set back from the road.

Historically, the street was home to several noted politicians and admirals. Nowadays, it is among the most sought-after addresses in Kensington, with the restaurants, shops and underground station of Kensington High Street all in easy reach.





# Phillimore Gardens, W8

# RUSSELL SIMPSON

**Approximate gross internal area**  
6360 sq ft / 590.94 sq m  
(Excluding Vault)

**Vault area**  
104 sq ft / 9.66 sq m

**Total approximate gross internal area**  
6464 sq ft / 600.60 sq m

**Approximate outdoor area**  
2330 sq ft / 216.54 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.



**ALEX WINSHIP**  
Photography

\*Floorplans for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



**RUSSELL  
SIMPSON**

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