



## **RUSSELL SIMPSON**

Exquisitely decorated five-bedroom family home with off-street parking in the heart of Kensington

PHILLIMORE TERRACE  
KENSINGTON W8

Phillimore Terrace

£6,750,000

BEDROOMS 5-6	INTERNAL 3,487 SQ FT	OUTDOOR 919 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 7	323 SQM	EPC E	TENURE Freehold



## The Property

Spacious and stylish end of terrace house with bright interiors close to Kensington High Street



## Indoor Spaces

Stepping into the house on the raised ground floor, the entrance hall leads through to a large reception room. With its high ceiling, wooden floor and triple aspect formed by window bays on three sides, this is a bright and elegant space. It also contains enough room for separate dining and seating areas, as well as double French doors opening onto the terrace.





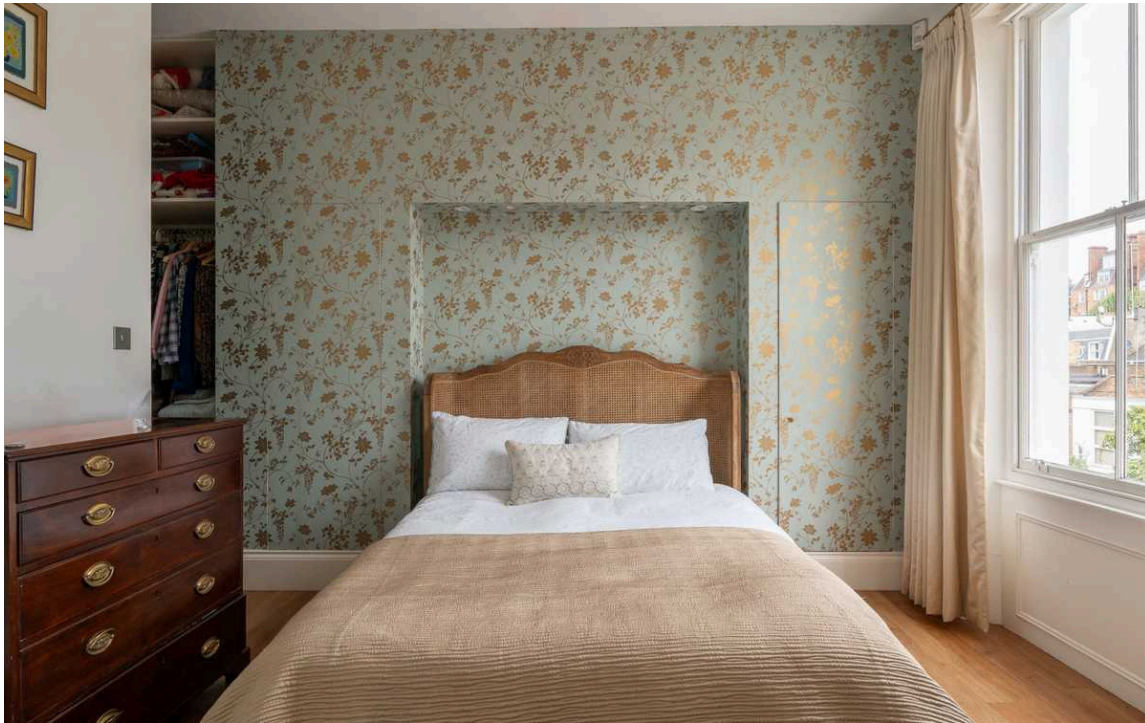
## Entertaining Spaces

The lower ground floor features a generous living area, consisting of an open-plan kitchen, an informal breakfast area and separate street access. The kitchen flows through to a family television room with sliding French doors leading out into the courtyard. There is also a study with garden access and a guest WC.

The basement features an informal entertaining space with a kitchenette, a utility room, and a bathroom with its own steam room. There is also an ensuite bedroom that could be used as either a staff or guest flat.







## The Bedrooms

The principal bedroom is found on the first floor, with a walk-in wardrobe and a well-proportioned ensuite bathroom. There is another ensuite bathroom on this floor, and two more on the third floor, all of them with inbuilt wardrobe space.



## The Design

The interiors of the house have been beautifully maintained, blending classical English charm with contemporary style. They offer air conditioning in almost every room and underfloor heating in all bathrooms and the kitchen.

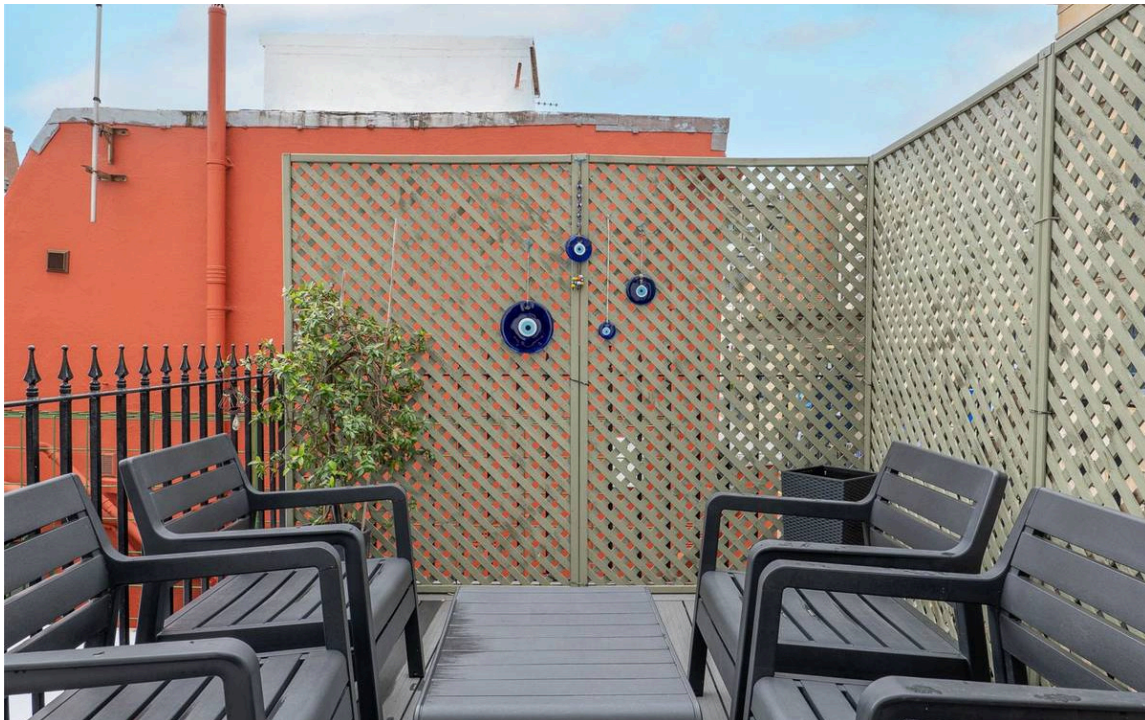






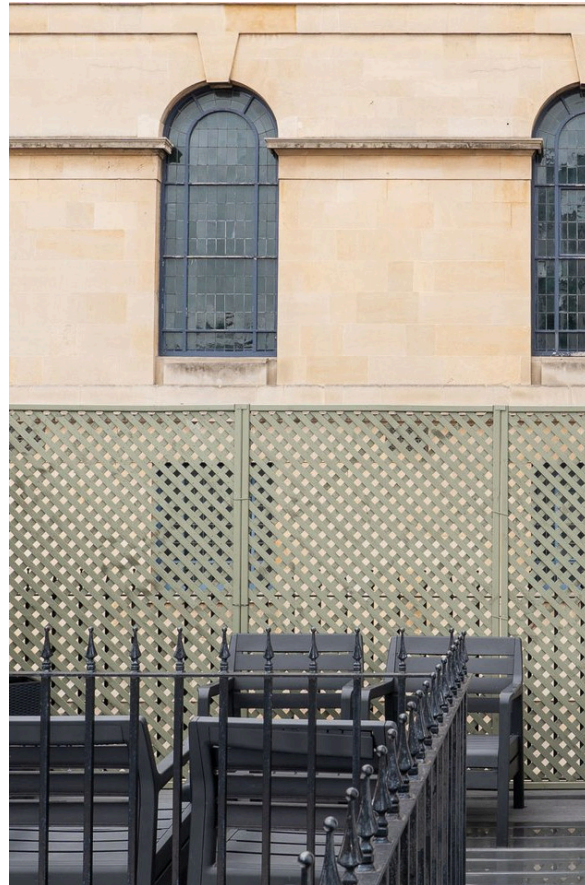
## Outdoor Spaces

The house includes off-street parking for two cars at the front of the property, a rear patio garden, and a first-floor terrace with views towards Kensington United Reformed Church.

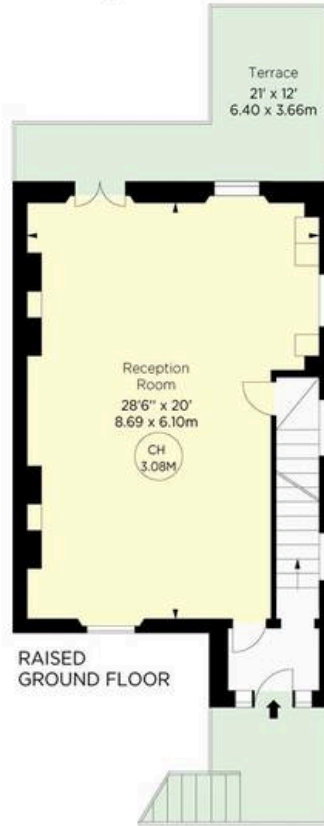


## The Neighbourhood

Phillimore Terrace is a beautiful row of Victorian houses sets back from Allen Street. This property is located at the end of the terrace, ensuring several window bays on the southern side of the building, flooding the interiors with light. From here, the restaurants, shops and underground station of High Street Kensington are within easy reach. In addition, the southern entrance to Holland Park is a short walk away.



Key:  
CH - Ceiling Height



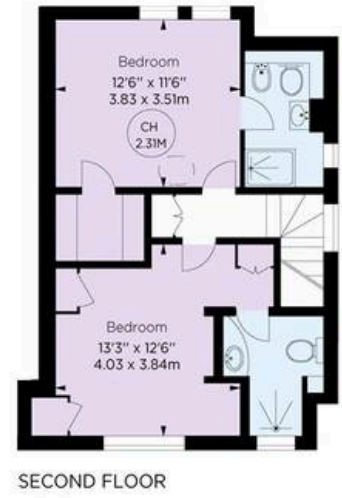
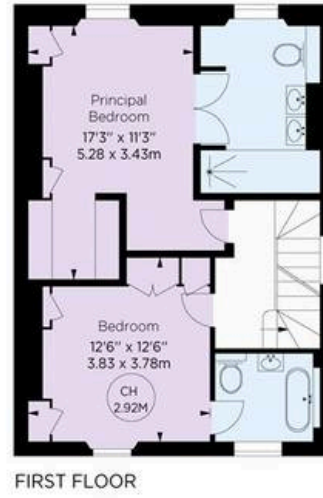
## Phillimore Terrace, W8

**RUSSELL SIMPSON**

**Approximate gross internal area**  
3487 Sq Ft / 323.94 Sq m

**Approximate outdoor area**  
920 Sq Ft / 85.5 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.



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\* Floorplan for guidance only, not to scale or valuations 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.



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