



**RUSSELL  
SIMPSON**

Charming house with a garage close  
to Kensington High Street

PHILLIMORE WALK  
KENSINGTON W8

Phillimore Walk

£2,100,000

BEDROOMS 3	INTERNAL 1,436 SQ FT	OUTDOOR —	COUNCIL TAX RBKC, G
BATHROOMS 3	133 SQM	EPC D	TENURE Freehold



## The Property

Picturesque mews-like house on a secluded street a short walk away from Holland Park

## Indoor Spaces

Entering the house on the ground floor, the front hall leads to an ensuite bedroom on one side and an internal garage on the other.





## The Bedrooms

On the first floor is a second bedroom, also ensuite, with a south-facing Juliet balcony. Next door is another bedroom, which could also be used as a dressing-room, study, or bedroom serviced by an additional bathroom.





## The Design

The interiors are a contemporary fashion throughout and presented in good condition.

The top floor features a well-proportioned living space with open-plan kitchen, along with separate dining and seating areas. Wooden floors and exposed brick walls give added character and style to this space.



## The Neighbourhood

The house includes an internal garage.

Phillimore Walk is a quiet street of mews-like houses running parallel to Kensington High Street. From here, the neighbourhood's many restaurants and shops are nearby, as well as the underground station. In addition, the southern entrance to Holland Park is a short walk away.



# Phillimore Walk, W8

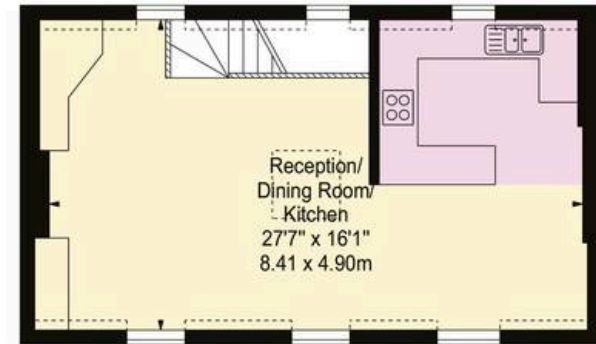
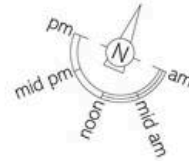
**Approx Total Internal Area**  
1,362 sq ft / 126.53 sq m  
(Including eaves storage, restricted height area & garage)

**Approx Gross Internal Area**  
1,166 sq ft / 108.32 sq m  
(Excluding eaves storage, restricted height area & garage)

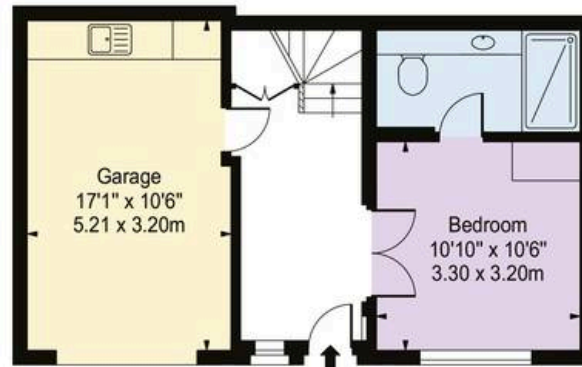
**Approx Gross Internal Area of Garage**  
175 sq ft / 16.26 sq m

## RUSSELL SIMPSON

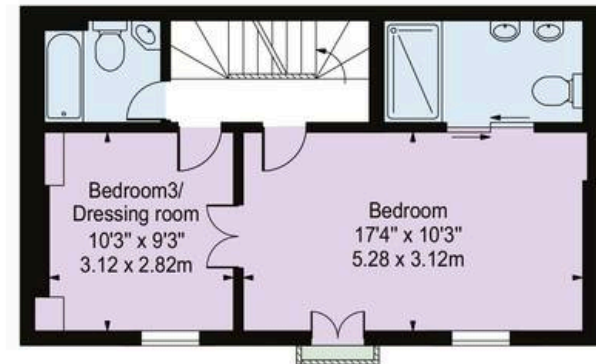
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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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)