



**RUSSELL  
SIMPSON**

Victoria Road

VICTORIA ROAD  
KENSINGTON W8

Victoria Road

Sold

BEDROOMS 6	INTERNAL 4,701 SQ FT	OUTDOOR —	COUNCIL TAX H
BATHROOMS 5	436 SQM	EPC E	TENURE Freehold



## The Property

Victoria Road is one of the most highly sought after streets in Kensington due to its quiet and pretty tree lined nature.

It is also within close proximity to some fabulous schools and the green spaces of Kensington Gardens and Hyde Park. At present this house is roughly 4,700sqft with between 6-8 bedrooms depending on your requirements. Many years ago a large extension was added which makes this is a very spacious and rare offering in terms of accommodation.







## Development Opportunity

As well as the current space available the owners have planning permission granted for a 410sqft roof terrace with an additional 100sqft of internal space, which may be used as an office or bar/ kitchen to service the terrace. There is an integral garage and an off street parking space.

# The Neighbourhood



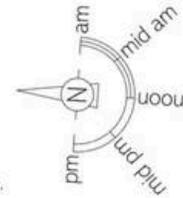
# Victoria Road, W8

APPROX. GROSS INTERNAL AREA\*  
4701 Sq Ft - 436.92 Sq M  
(Excluding Attic)

ATTIC  
448 Sq Ft - 41.72 Sq M

TOTAL  
5149 Sq Ft - 478.62 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Key:  
CH - Ceiling Height  
⊗ - Under 15m



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## Kensington Square

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