



RUSSELL SIMPSON

Magnificent seven bedroom
Victorian villa to rent moments
away from Holland Park

PHILLIMORE PLACE
KENSINGTON W8

Phillimore Place

Let

BEDROOMS 7	INTERNAL 5,862 SQ FT	OUTDOOR 1,990 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 7	544 SQM	EPC C	COUNCIL TAX RBKC, H



The Property

Exceptionally wide detached house with recently refurbished interiors on a prestigious address close to Kensington High Street

Stepping into the house on the ground floor, the entrance leads through to an impressive staircase hall. On one side is a grand reception room with high moulded ceilings, a wide bay window and a carved marble fireplace. From here, double doors lead through to a modern fitted kitchen with enough space for an informal breakfast area and south-facing French doors opening onto the balcony. This level also contains a home office, while polished wooden floors add a sense of elegance.





Indoor Spaces

The lower ground features an informal family room with wooden panelling on the walls and a formal dining room with double French doors leading into the garden. This level also contains a staff bedroom with bathroom and kitchenette, a utility room and an additional bathroom.





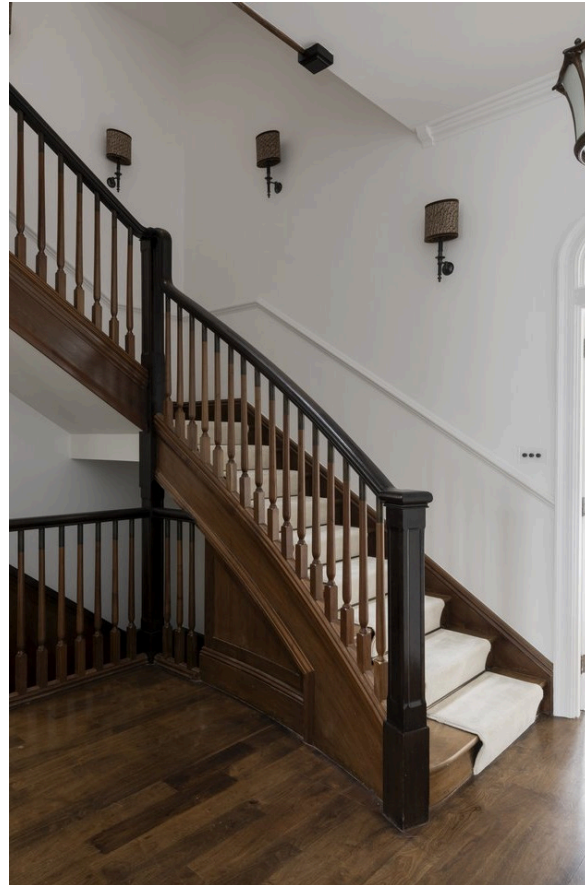
The Bedrooms

The first floor is entirely occupied by a generous principal bedroom suite with a pair of bedrooms, a pair of bathrooms, and a pair of dressing rooms. The second floor offers four more bedrooms and three more bathrooms, one of them ensuite.



The Design

The house has been recently refurbished and its grand interiors are presented in good condition. The historical decorative details are combined with modern convenience, such as underfloor heating throughout.





Outdoor Spaces

The property includes a large south-facing garden with a paved area for outdoor dining, and a rear balcony with steps leading down to the garden. It also has a front garden giving added privacy from the street. The house itself is a beautiful red brick villa with gothic ornaments, built in the 1860s.



The Neighbourhood

Phillimore Place is an attractive street lined with detached and semi-detached Victorian villas with stucco bases and dressings. Historically, the street was home to Kenneth Grahame, the celebrated author of the children's book, *The Wind in the Willows*. From here, the open spaces of Holland Park are close, while the restaurants, shops and underground station of Kensington High Street are also in easy reach.

Phillimore Place, W8

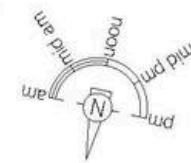
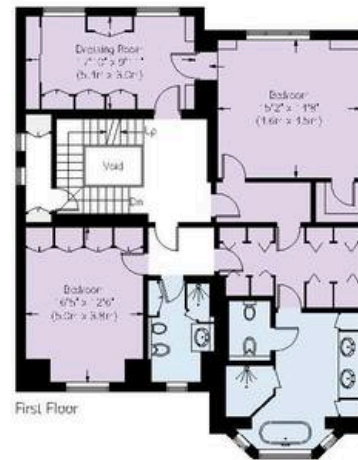
**Approximate area
(Excluding External Store / Void)**
5862 sq ft / 544.6 sq m

Including limited use area
(77 sq ft / 7.2 sq m)

Approximate external area
1991 sq ft / 185.0 sq m

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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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