



6 BEDROOM TERRACED HOUSE FOR SALE IN LONDON

Price £9,000,000



REF: 2945740

PROPERTY FEATURES

- Georgian House
- Grade 2 Listed
- Access to Edwardes Square
- Private Underground Parking (Two Spaces)
- Close to Holland Park
- Close to Kensington Palace Gardens
- 91ft Private Garden
- Games & Cinema Room
- Porter and 24h Security
- 14 Miles from Heathrow Airport

Built in the early 1800's sits this impressive six-bedroom house forming part of an immaculate Georgian Terrace in the heart of Kensington. The terrace was re-developed in the 90's by Northacre.

The Terrace fronts an 'in and out' driveway with extremely well maintained lawned gardens and a porter's office at the entrance.

The property boasts a 91ft mature garden leading on to the envious private Edwardes Square communal gardens. In addition to the abundance of open spaces the house is a short walk to Holland Park and Kensington Palace Gardens.

Entering the house on the raised ground floor you are welcomed with an impressive bright hallway with marble floors and an open staircase. To the rear of the property is an open plan kitchen breakfast room with double doors leading out to a balcony with steps down to the garden. To the front of the property on this floor is a formal dining room with parquet flooring, original features including cornicing and fireplace.

On the first floor is a remarkable double reception room with three floor to ceiling French windows including an ornate balcony overlooking the landscape gardens to the front and to the rear of the property are spectacular views of the private

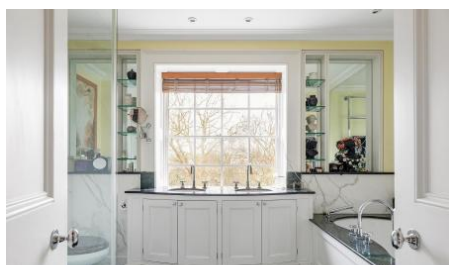
seasoned garden below.

The second and third floors are home to four bedrooms and three bathrooms including the principal suite occupying the whole of the second floor with an en-suite bathroom, built in wardrobes and dressing area.

The lower ground floor of the property can be accessed via the secure private underground parking area with two allocated private spaces for complete privacy. This floor further benefits from two bedrooms, a bathroom, separate WC, a fully fitted kitchen, a study leading out to the garden and down to the basement area with this superb media and games room. The garden can be accessed from this floor via a spiral staircase.

The house is ideally located for the local amenities offered by Kensington High Street including chic cafes, retail shops and award-winning fine dining restaurants. Transport is provided by way of Kensington High Street Underground Station and a good network of local bus routes.

PROPERTY PHOTOS

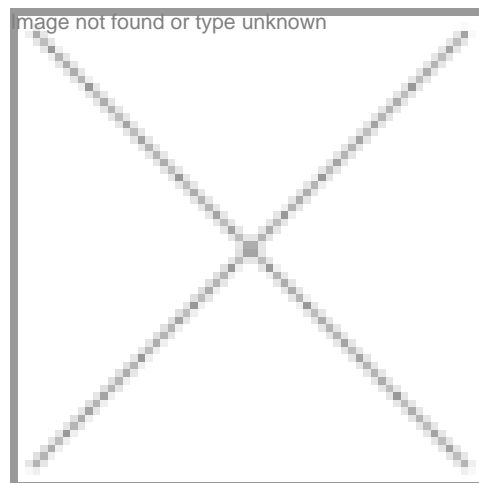




LOCATION



EPC



FLOORPLANS

Earls Terrace, London, W8

Approximate Area = 4567 sq ft / 424.3 sq m

Outbuilding (Vault) = 235 sq ft / 21.8 sq m

Total = 4802 sq ft / 446.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Jefferies James. REF: 911740