



**Bedford Gardens, Kensington, W8**

Guide Price £15,500,000

FREEHOLD

SOMMERVILLE FLURY

# Bedford Gardens, W8

An impressive semi-detached six bedroom family period house which has been recently renovated to provide turn key accommodation with wonderful lateral spaces. This low-built villa has been meticulously modernised to provide a comprehensive, state-of-the-art interior design throughout.

On entering the house on the ground floor, there is an elegant reception room with formal dining area and a separate family TV room. To the rear is an open-plan kitchen with central island which offers an abundance of storage; as well as a further reception/family area. Corner bi-folding doors open out onto the private garden with living wall, bringing together the indoor and outdoor spaces which is perfect for alfresco dining as well as allowing for natural light to flood into the kitchen area.

The first floor comprises of a well-proportioned principal bedroom, dressing room and ensuite bathroom. There are a further three bedrooms, all ensuite, and a fourth bedroom on the second floor.

On the lower ground floor there is a family cinema room, large walk-in wine cellar, study, full equipped gym and a bedroom and bathroom. The basement floor contains a 10m swimming pool, steam room, laundry and utility room.



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The house is run on a 'Control 4' system which includes air conditioning, a Lutron lighting system, underfloor heating, internal and external CCTV, and an integrated audio/visual system.

There is electronic parking at the front.

## ***Location:***

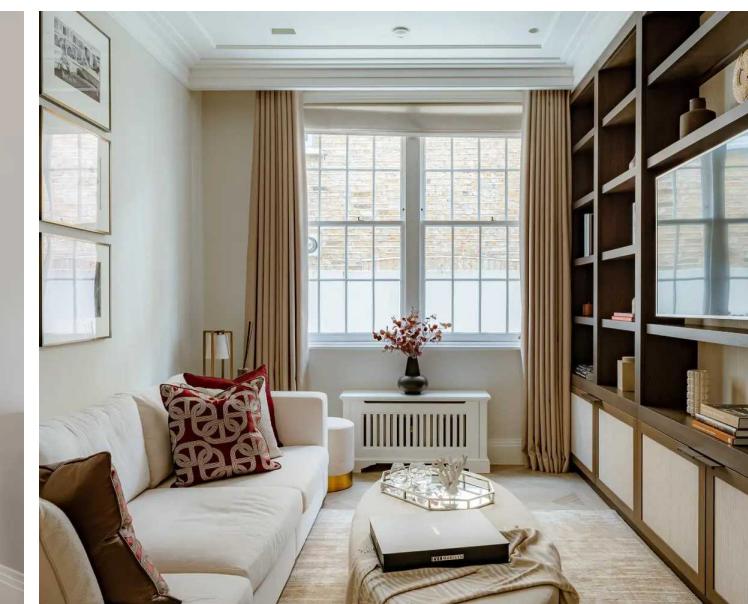
Bedford Gardens is a prime road in Kensington lined with a mix of Georgian terraces and semi detached low-built townhouses. It is conveniently located with Notting Hill station (Central, District and Circle lines) a short walk away.

Benefiting from the vast array of shops, boutiques and restaurants of both Kensington High Street and Notting Hill, including the open green spaces of Holland Park.



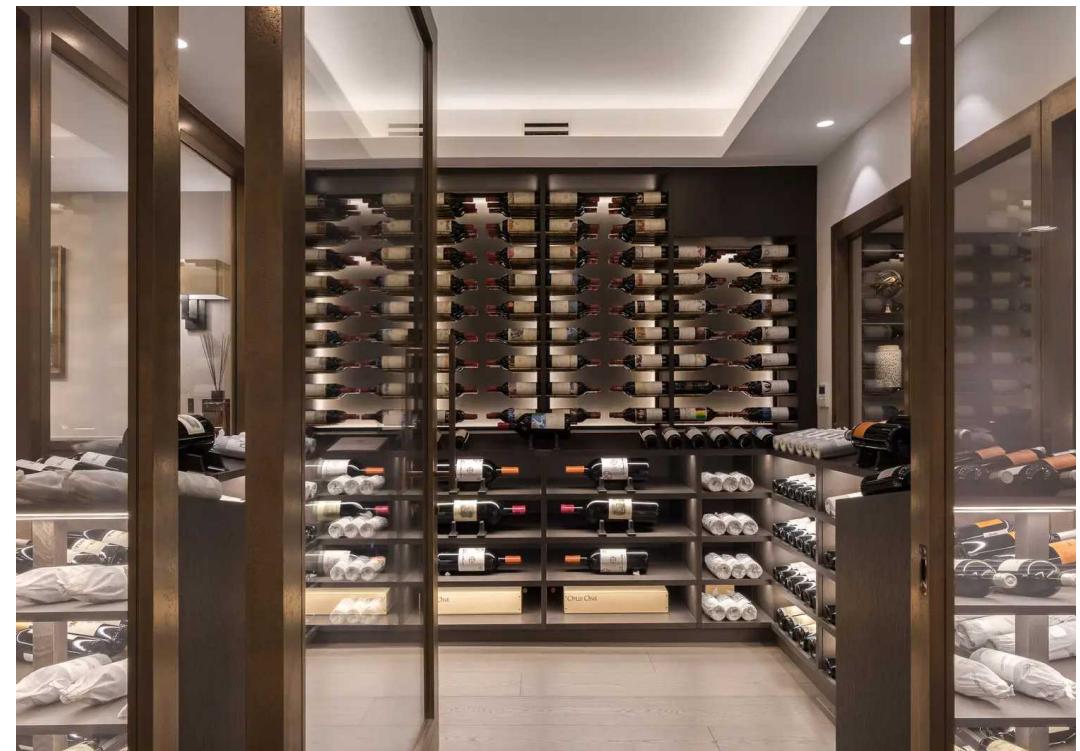
London Borough of Kensington & Chelsea.

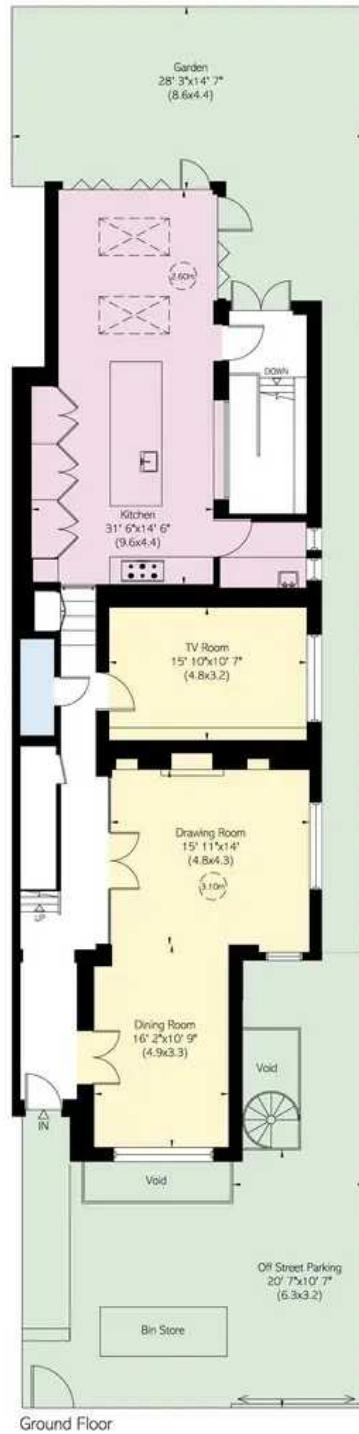
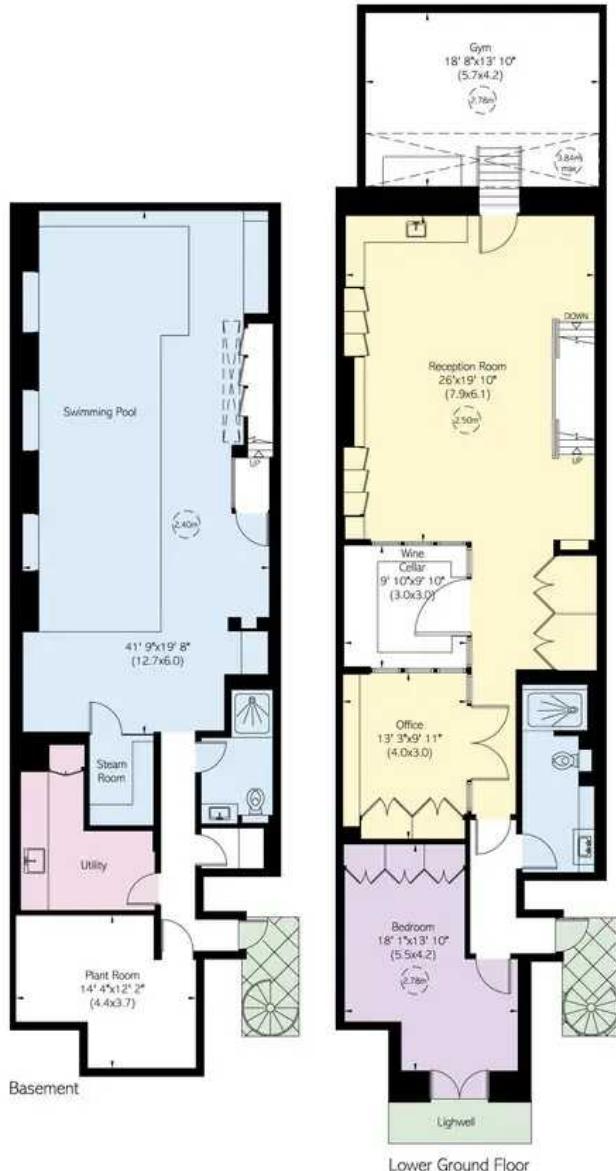
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## Bedford Gardens, W8

### Approximate Internal Area

6,594 sq ft / 613 sq m

Including limited use area

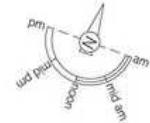
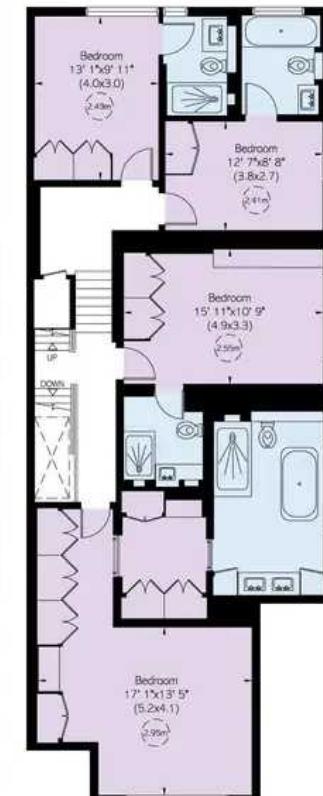
and loft

365 sq ft / 33 sq m

**Outside Area**

1,413 sq ft / 131 sq m

[ ] Reduced head height below 1.5m



## SOMMERVILLE FLURY

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