

Phillimore Gardens, London
W8

Guide Price **£7,999,950**

SOMMERVILLE FLURY

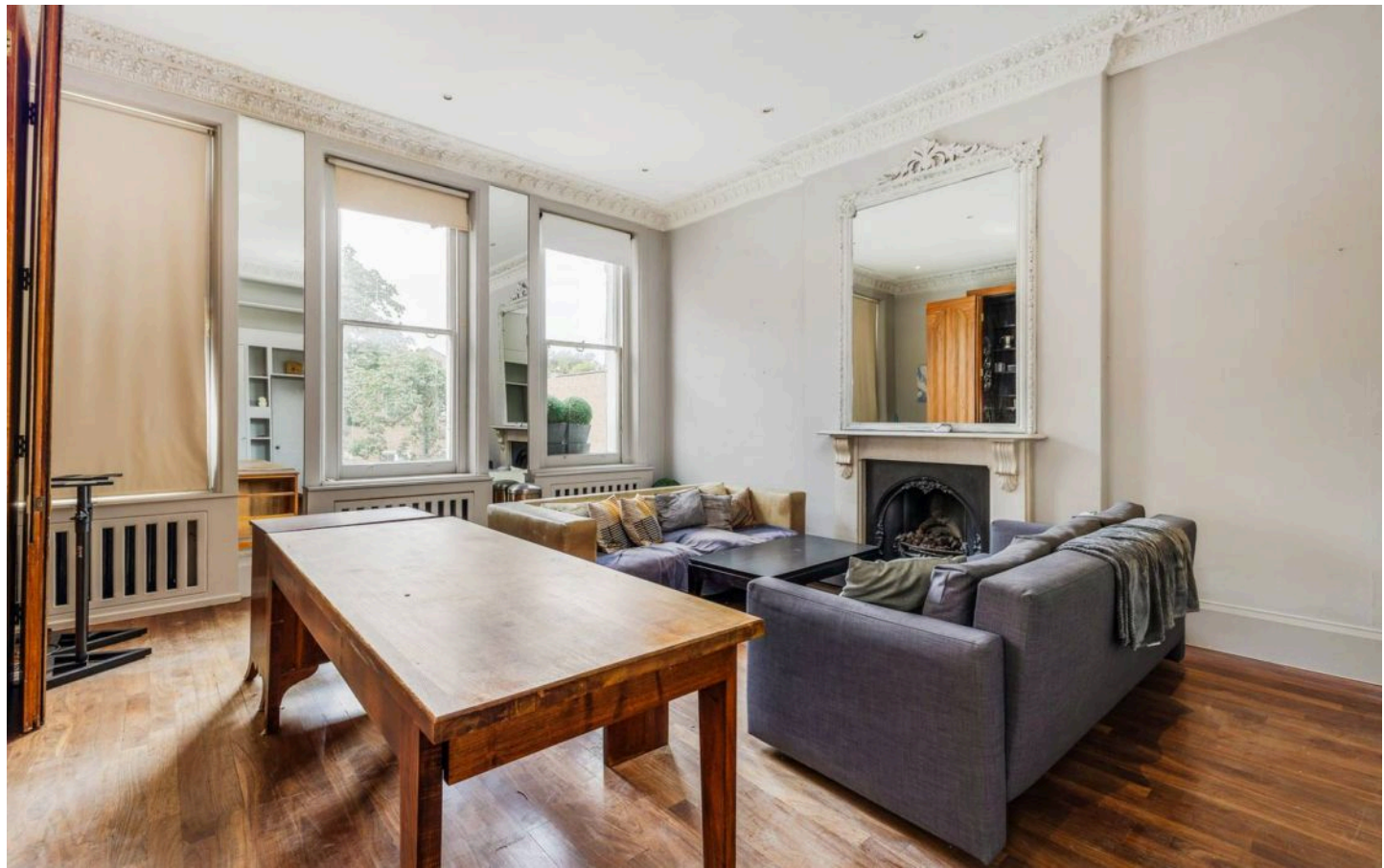
Phillimore Gardens

London, W8

A unique opportunity in the heart of Kensington moments from Holland Park and Kensington Palace Gardens.

The building is located in the prestigious and extremely well-regarded Phillimore Estate, which is home to some of Kensington's most valuable and sought after properties. This wonderful imposing white stucco fronted, end of terrace building with adjoining private garage at the rear offers a blank canvas to the incoming purchaser.

The existing building is currently configured as 3 self-contained impressive apartments and an adjoining private garage (with planning permission to convert to a residential dwelling). The raised ground floor and first floor have fantastic ceiling heights (circa 3.59m), and all the apartments benefit from Victorian charm and retain some original features such as marble fireplaces, large sash windows and period cornicing. The existing footprint is circa 4500 sqft of internal living space with an active planning permission in place to extend to approx 5800 sqft.



Phillimore Gardens

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Location -

Phillimore Gardens is ideally located for the numerous shops and restaurants on Kensington High Street. Moments from great restaurants and shops including Whole Foods supermarket, Jacuzzi Italian restaurant and private members bar Kensington Roof Gardens and a short stroll to the green open spaces on Kensington Gardens and Holland Park.

Transport links via Kensington High Street (District Line & Circle Line) for the West end and the City of London as well as benefiting from easy access to the A4 for the M4 and Heathrow.

For current planning permissions :-

<https://www.rbkc.gov.uk/planning/searches/default.aspx#tabs-planning-2>
[PP/22/03510](#), [PP/22/02866](#), [PP/22/03148](#)

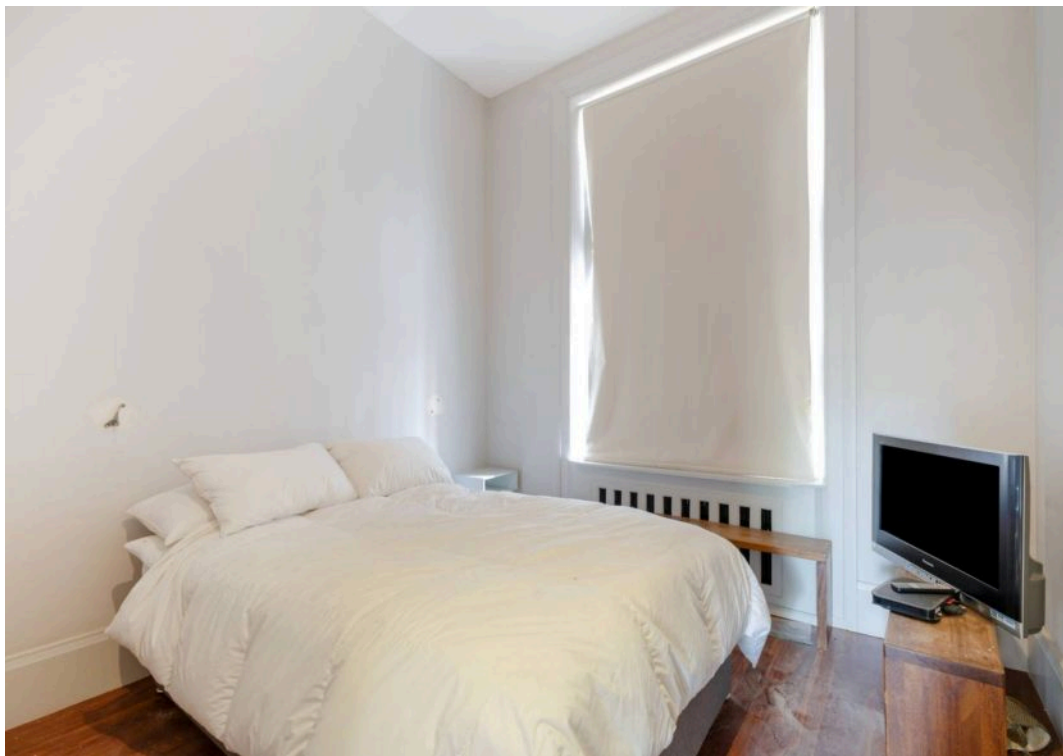
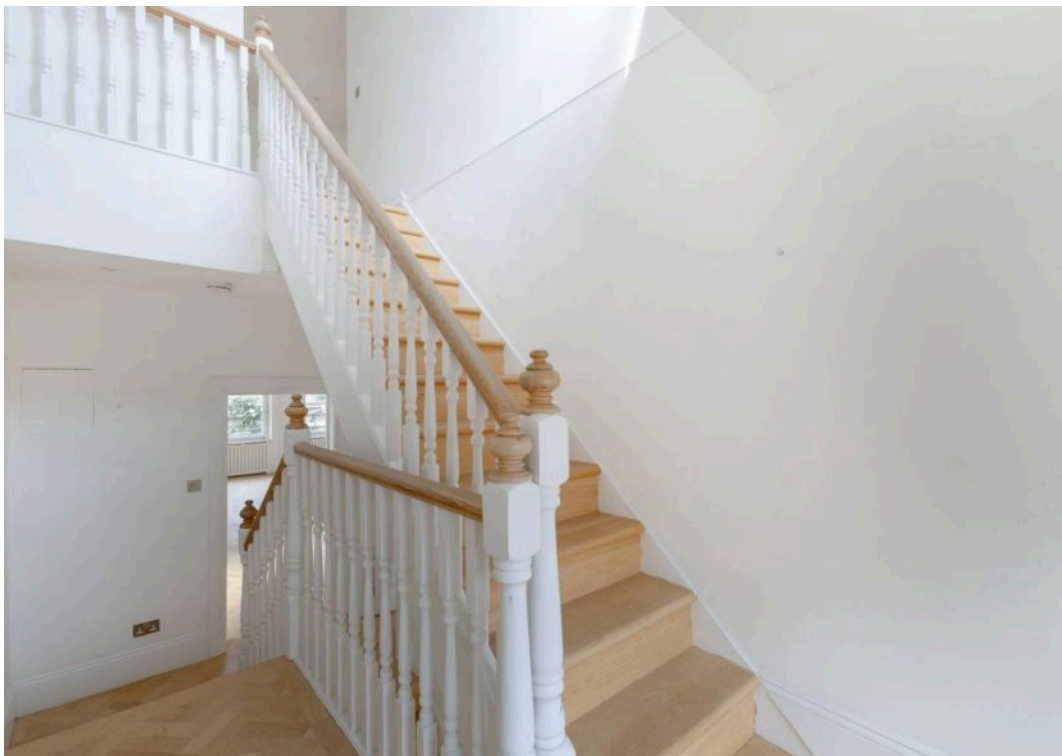
Council Tax band: Contact agent

Tenure: Freehold

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PHILLIMORE GARDENS, W8

Approximate Floor Area = 384.0 sq m / 4133 sq ft

Garage = 29.5 sq m / 317 sq ft

Total = 413.5 sq m / 4450 sq ft

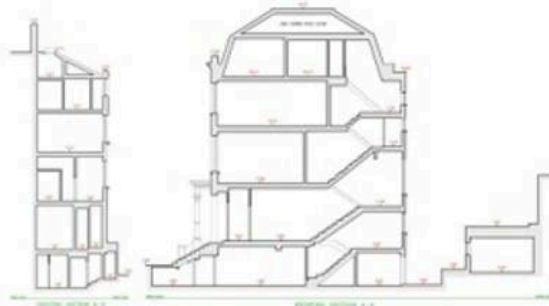
(Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #94275



Existing Elevations

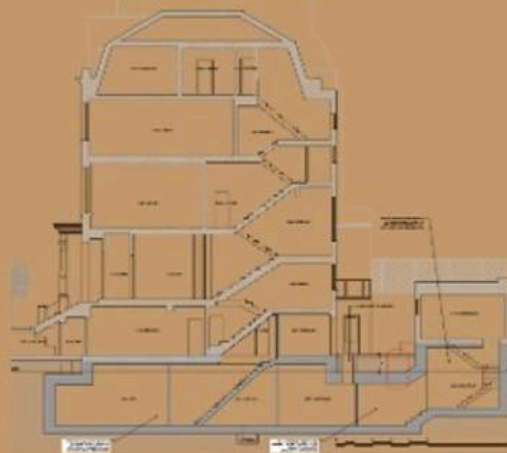


Existing Sections

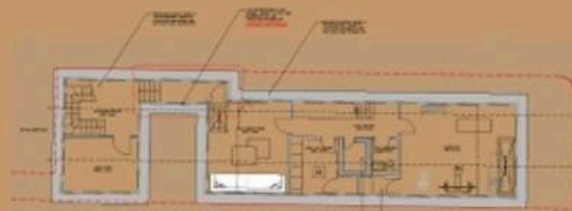


Existing Floorplans

Total Area: 4,450 sq. feet



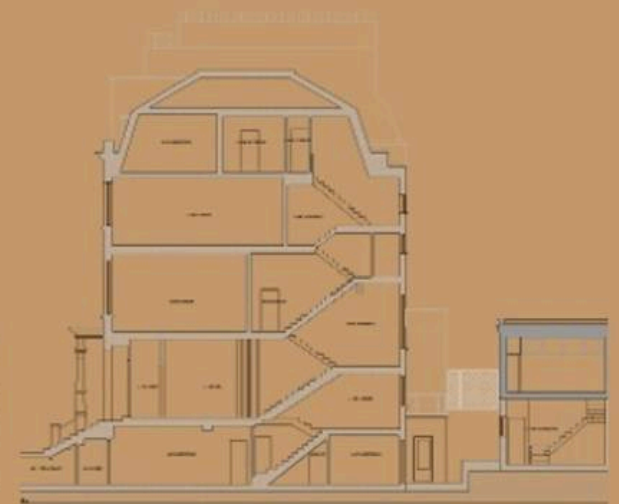
Proposed Basement Extension Section



Proposed Basement Extension Floorplan



Proposed Mews House Extension Elevation



Proposed Mews House Extension Section

Proposed Total Area: 5,750 sq. feet

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