



12 PHILLIMORE PLACE KENSINGTON W8

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An exceptional and very special six bedroom double fronted detached family house with a wonderful south-facing garden situated in the heart of the Phillimore Estate.



This impressive and wide house, which has been in the same family for over twenty years, occupies approximately 6,097 sq ft and is cleverly arranged over five floors with excellent entertaining space including a fabulous drawing room on the ground floor.







Phillimore Place is one of London's finest residential addresses with both Holland Park and Kensington Gardens nearby as well as being close to the shopping and transport facilities of Kensington High Street.

- Entrance hall
- Drawing room
- Dining room
- Sitting room
- Family room
- Study
- Kitchen/breakfast room
- Master bedroom with en suite bathroom and dressing room
- Five further bedrooms
- Three further bathrooms
- Shower room
- Kitchenette
- Two cloakrooms
- Utility room
- Vault
- South-facing garden

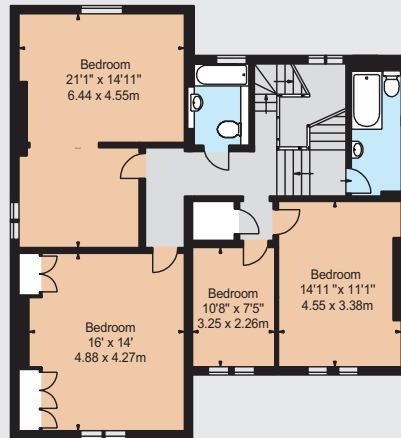




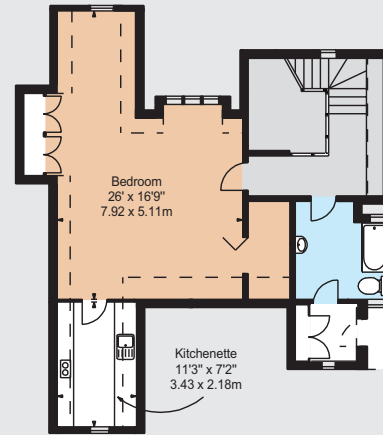


Approx. Gross Internal Area

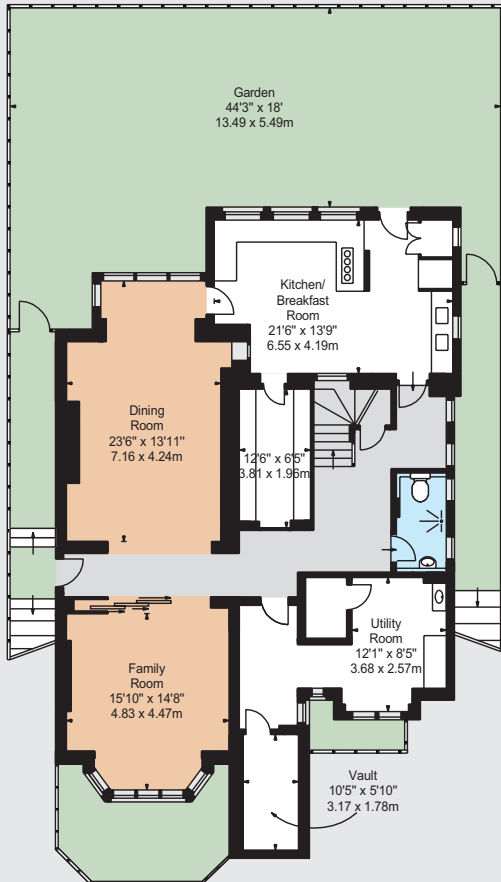
6,097 sq ft (566.41 sq m)
(Including all areas under 1.5m head height.)



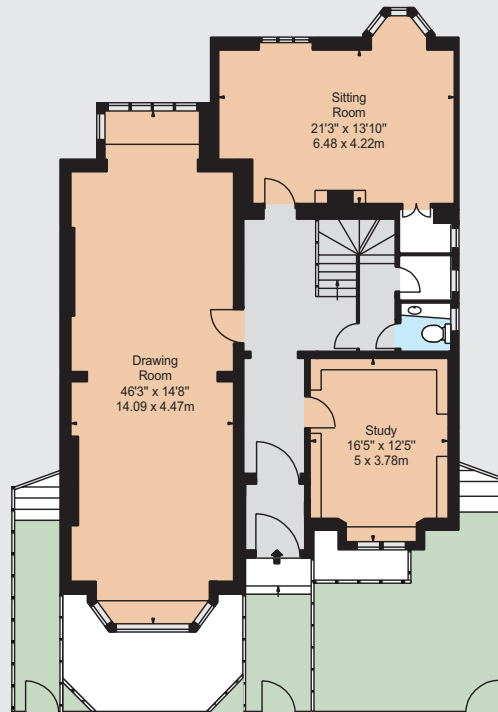
Second Floor



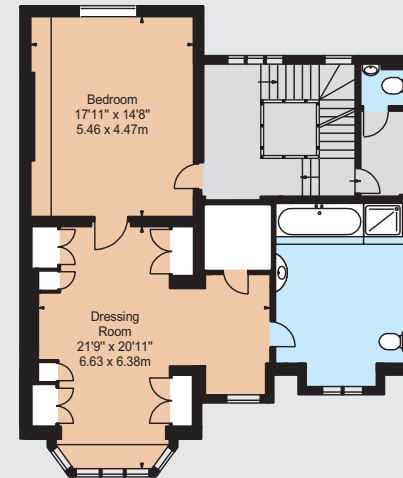
Third Floor



Lower Ground Floor



Ground Floor



First Floor

Terms

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

EPC Rating D

Price £11.95M

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