



RUSSELL
SIMPSON

City of West London of Greater London
ST. ALBAN'S
GROVE, W.8

St Albans Grove
Kensington W8

£9,500,000

Exceptionally wide eight-bedroom family home
with light-filled contemporary interiors

BEDROOMS 8	INTERNAL 4,960 SQ FT 460 SQ M	OUTDOOR 355 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 5		EPC D	COUNCIL TAX Band H
BATHROOMS 6		TENURE Freehold	



The Property

Impressive property with lateral layout close to Kensington High Street and Hyde Park.

Entering the house on the ground floor, the front hall opens onto a generous reception room. As well as separate dining and seating areas, this room includes wooden floors and a working wood-burning fireplace. In addition, sliding French doors open onto the garden and flood this space with natural light.

The reception room flows through to a kitchen with wooden units and a central island breakfast bar. An overhead skylight and further sliding French doors create a sense of connection with the garden. This level also features considerable storage space, and a staircase hall with a stylish glass bannister.



The Design



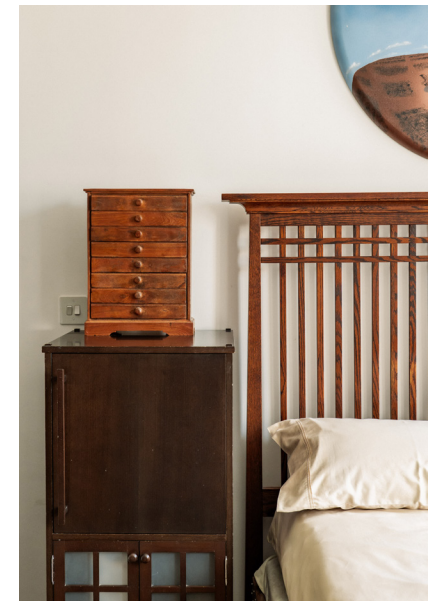
This unusually wide end-of-terrace property has a lateral layout and bright interiors thanks to a triple aspect. The rooms are designed in a restrained contemporary style that adds to the overall sense of light and space. They are presented in very good condition, with underfloor heating on the ground floor and in every bathroom.



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St Albans Grove

The first floor features a well-proportioned principal bedroom with a dressing room and an ensuite bathroom with both shower and bath. It also features a reception room and another ensuite bedroom on the half-landing. The second floor consists of four more bedrooms sharing two bathrooms. All the bedrooms have inbuilt storage space.







The lower ground floor centres on a large living space with an open-plan kitchen, a reception room and French doors opening onto a patio. This level also contains two bedrooms and two bathrooms, one of them ensuite, which could serve as either guest or staff rooms. Finally, there is a wine cellar, an exercising room, a laundry room, a guest WC, a utility room and even more storage space.



Outdoor Spaces & The Neighbourhood

The house includes a paved south-facing garden with an inbuilt barbecue connected to the mains gas supply and enough space for outdoor dining.

St Albans Grove is a centrally positioned street. From here, the many restaurants and shops of Kensington High Street are a short walk away. Gloucester Road is also close, and both these streets have underground stations. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach.





APPROXIMATE INTERNAL AREA

4,960 SQ FT / 460 SQ M

OUTSIDE AREA

355 SQ FT / 33 SQ M





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