

Eldon Road, Kensington W8

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This is an outstanding house that is totally unmodernised but benefits from having a planning consent in place for extension to the ground floors. Accessed through a front, south-facing garden that has a beautiful magnolia tree within it, the house is much taller than most of its neighbours and also features a large garden to the rear. As a result, it offers any incoming purchaser the opportunity to create a stunning family home within one of the most highly sought-after residential areas within Central London, let alone Kensington. The house is currently arranged as eight bedrooms, a generous double reception room on the raised ground floor and a kitchen/breakfast room beneath.



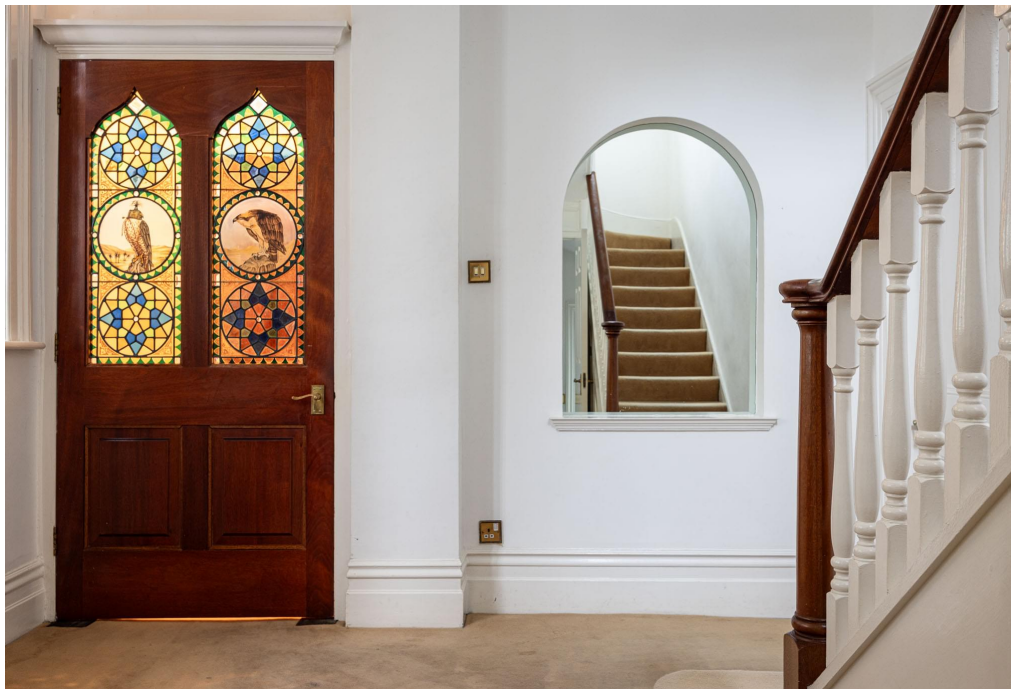
**Guide price:** £8,500,000

**Tenure:** Available freehold

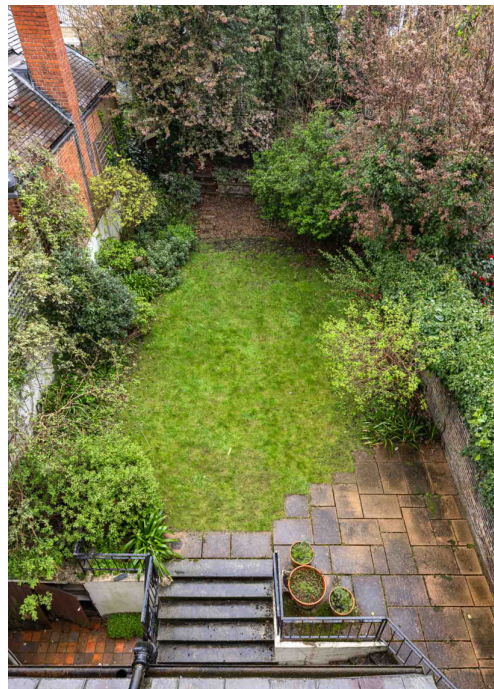
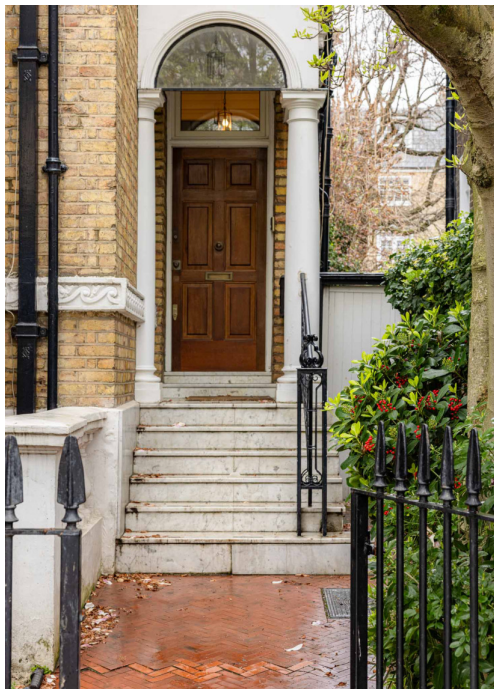
**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H





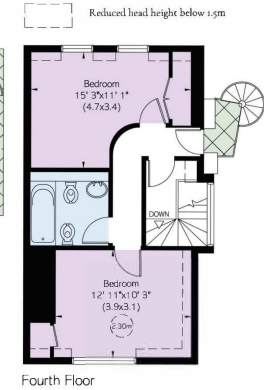
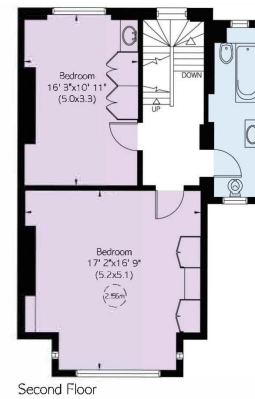
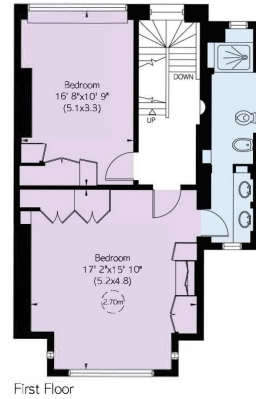
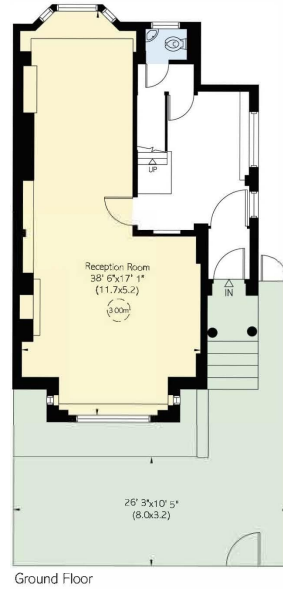
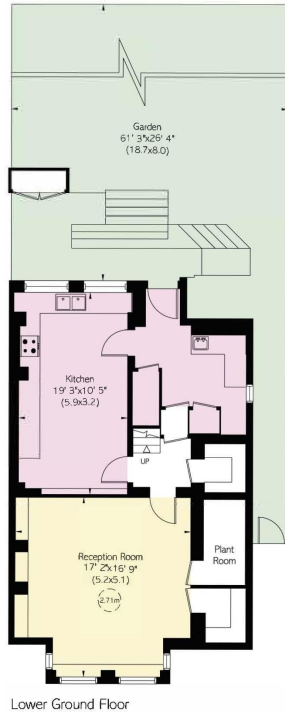
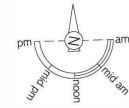




## Eldon Road, W8

**Approximate Gross Internal Floor Area - 348 sq m / 3,744 sq ft**  
**Including Limited Use Area - 2 sq m / 25 sq ft**  
**Outside Area - 212 sq m / 2,281 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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