



Earls Terrace, Kensington, W8

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An immaculately presented Grade II listed family house in the heart of Kensington. Ideally located in central position within a striking terrace of elegant period homes, Earls Terrace, this bright and beautiful residence offers stunning views over award-winning Edwardes Square Garden and verdant private gardens in addition to year-round access to both. Significantly extended footprint, generous proportions, well-appointed passenger lift, spacious and bright swimming pool and quality concrete construction are only a few of the advantages offered by this unique property.

Elegant and iconic, Earls Terrace is a splendid Georgian terrace entered by a sweeping 'recessed and private' driveway, flanked by formal landscaped gardens and served by 24/7 security and porters. Optimally placed in the centre of this unique Terrace, fully redeveloped between 1995 and 1999, this one-of-a-kind home was newly constructed from foundation to roofline at the time of Terrace refurbishment.

This home is unique in offering an extended footprint (significantly greater square footage than other houses on the Terrace) in addition to features including well-appointed passenger lift accessing all floors, robust and energy-saving concrete construction, integrated AV system. Entering at raised ground level through an impressive, light-filled, vestibule and spacious inner reception hall, the remarkably luminous space opens into an elegant dining room to the front and to the rear a brilliantly sunny kitchen / breakfast room / library overlooking the garden. Glazed double doors from the kitchen offer direct access to the exterior balcony and interior enjoyment of the verdant landscape below.



Guide price: £11,250,000

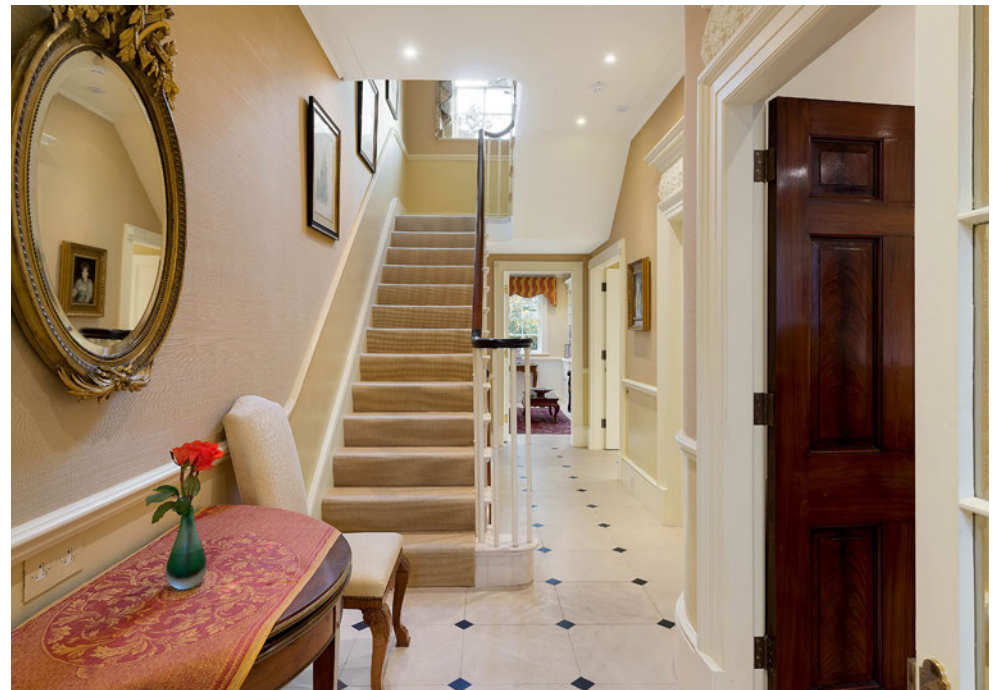
Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

EPC rating: C

Annual service charge: £17,079.49









The impressive and voluminous double reception salon on the first floor boasts soaring ceilings and spectacular garden views over the Earls Terrace landscaped 'pleasure garden' to the north and sweeping views of Edwardes Square and private gardens to the south. Flooded with natural light, this stylishly sophisticated space opens onto balconies to the front and spacious paved terrace to the rear overlooking a broad expanse of gardens and greenery.

The luxurious principal bedroom suite (including elegant dressing and bathroom), optimally situated on the second floor, affords stunning views over superb landscapes in all directions, with three generous and airy bedrooms and two bathrooms on the third floor.

To the front of the lower ground level, a roomy suite and dressing ideal for guests, live-in staff or teenage children. To the rear of this floor, a wide and spacious garden room / library with glazed doors offering splendid views and direct access into the private garden. Brightly-lit and attractive private underground parking is accessed directly and securely from the lower ground level with a dedicated parking place immediately adjacent to the door of the property.

The airy basement level offers an exceptional swimming pool, professionally equipped exercise / dance studio including Harlequin sprung floors and stylish bathroom.

Earls Terrace is an ideally situated prime Kensington address surrounded by exceptional Edwardes Square Gardens to the south, Earls Terrace private 'pleasure gardens' to the north, the superbly beautiful Holland Park and Kyoto Gardens adjacent, the Design Museum, Leighton House and Linley Sambourne Museums only steps away. Sophisticated dining options and high-end shopping minutes from your door. Additionally, residents benefit from 24/7 outstanding and personalised concierge and security services, private and highly secure underground parking, as well as year-round access to award-winning Edwardes Square and its broad all season range of events available to residents. Guy Fawkes Fireworks and Bonfire Night, Family Day (complete with bouncy castles, steam train, etc.), exclusive Summer Dinner Dance, private lawn tennis for residents and guests, Residents' Drinks, and much more.













APPROX. GROSS INTERNAL AREA*

5,378 sq ft - 499.64 sq m

Vault 253 sq ft - 23.58 sq m

Total Approx. Gross Internal Area*

Approx. Gross Internal Area*

5,631 sq ft - 523.22 sq m



Disclaimer
 Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings.

Knight Frank
 Kensington
 020 7938 4311
knightfrank.co.uk

Rose & Partners
 PROPERTY SPECIALISTS
 020 3838 8366
ttangney@roseandpartners.co.uk
roseandpartners.co.uk
 MICHELIN HOUSE, 81 FULHAM RD., LONDON SW3 6RD