

Inkerman Terrace, London W8





# An exceptional family home with a private garden

Forming part of an attractive Victorian terrace this family home is set over four floors and benefits from a manicured East-facing garden. The house offers excellent proportions and living space and is situated moments from both Stratford Village and High Street Kensington, conveniently located for local transport amenities and schools. Situated on the ground floor is a large and bright double reception room. The kitchen/ breakfast room and dining area, situated within a rear glass extension, are positioned on the lower ground floor with doors opening out to the garden. There is also an en suite bedroom and additional vault storage. The principal bedroom occupies the entire first floor with a further two bedrooms above.



**Guide price:** £4,400,000

**Tenure:** Available freehold

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

**Council tax band:** H















## Location

Inkerman Terrace is set on Allen Street which runs south of Kensington High Street. The area has a wide and varied selection of excellent shops, restaurants and transport links via Kensington High Street Underground Station (Circle and District lines).

















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Approximate Floor Area = 200.6 sq m / 2159 sq ft

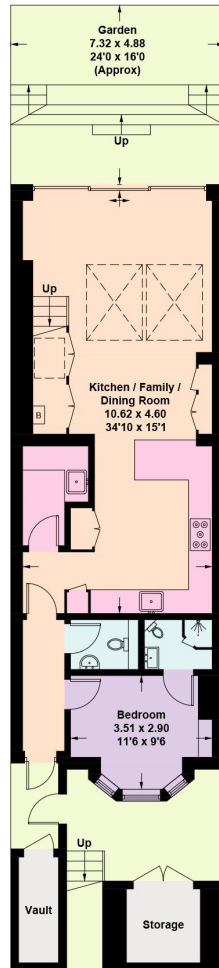
Vault and Storage = 6.1 sq m / 66 sq ft

Total = 206.7 sq m / 2225 sq ft

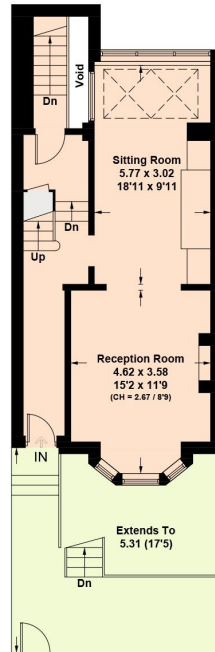
(Excluding Void)

Including Limited Use Area (2.0 sq m / 21 sq ft)

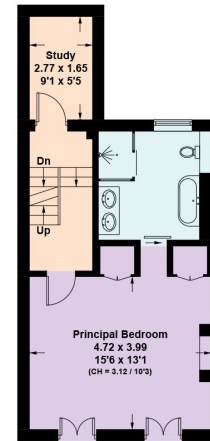
 = Reduced head height below 1.5m



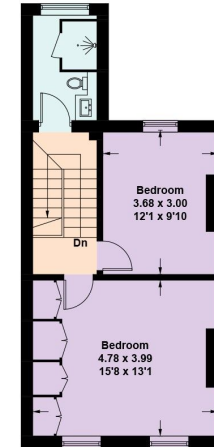
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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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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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