





An exceptional seven bedroom house on one of London's most exclusive streets.



7 7 5 2 EPC E





On the ground floor, there is an entrance hall, study and a generous reception room, with access to the front garden. In addition, this floor contains a dining room and kitchen. These rooms feature high French windows, which open to the south-facing rear garden.

Upstairs, the first floor offers a grand principal bedroom with a pair of en suite bathrooms. In addition, a second study at the rear of the house allows access to a terrace with garden views. Upstairs again, on the second floor, are four more bedrooms and two bathrooms, while a sixth bedroom completes the third floor.

Downstairs, the lower ground floor includes a games room, a home cinema and a gym, as well as a wine cellar and bedroom with en suite bathroom. In addition, there is a laundry room and considerable storage space. This property is one of the few houses on the street with a side entrance, allowing for added privacy.





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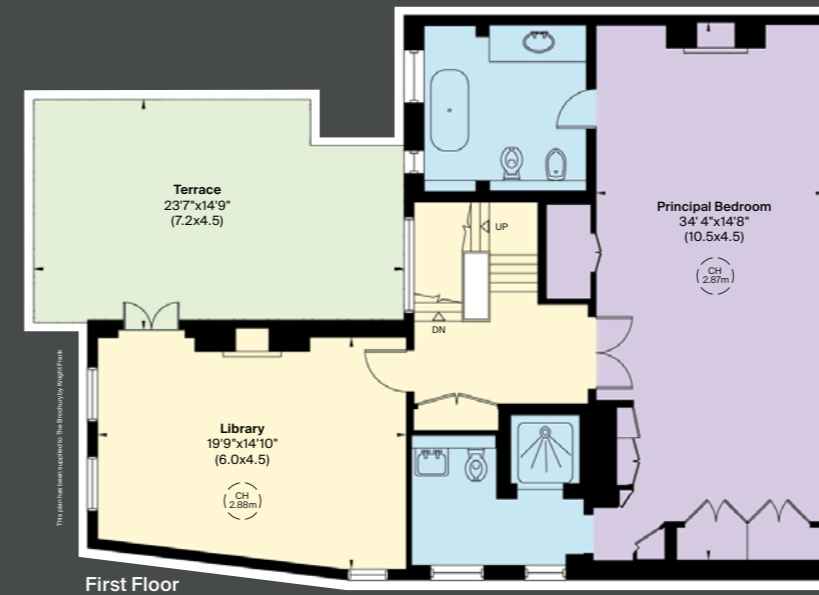
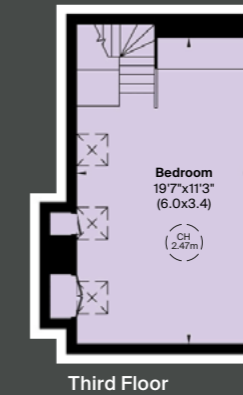
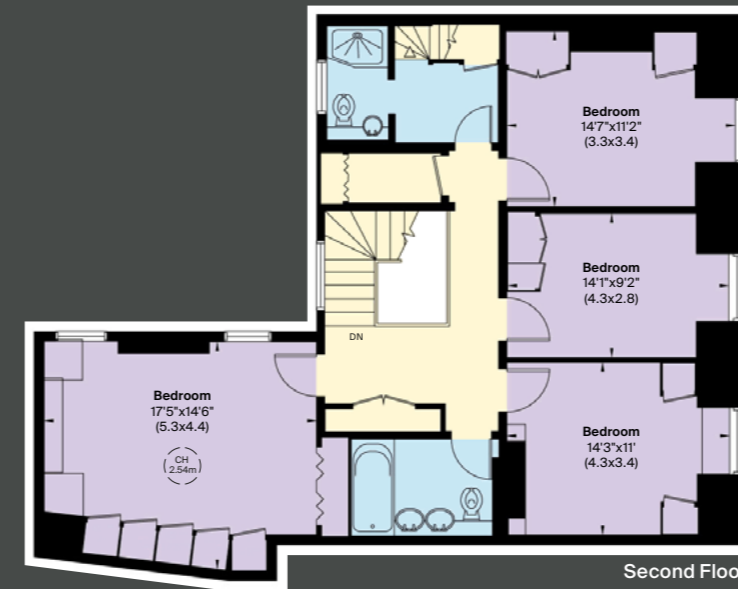
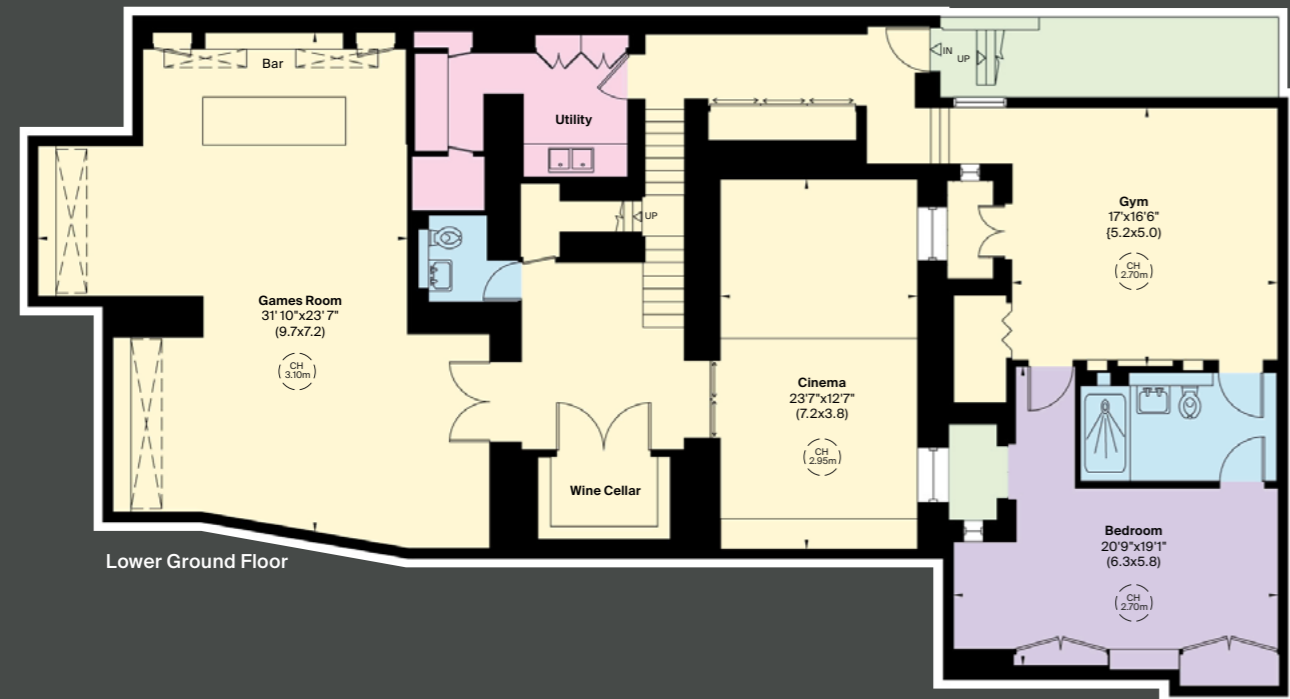
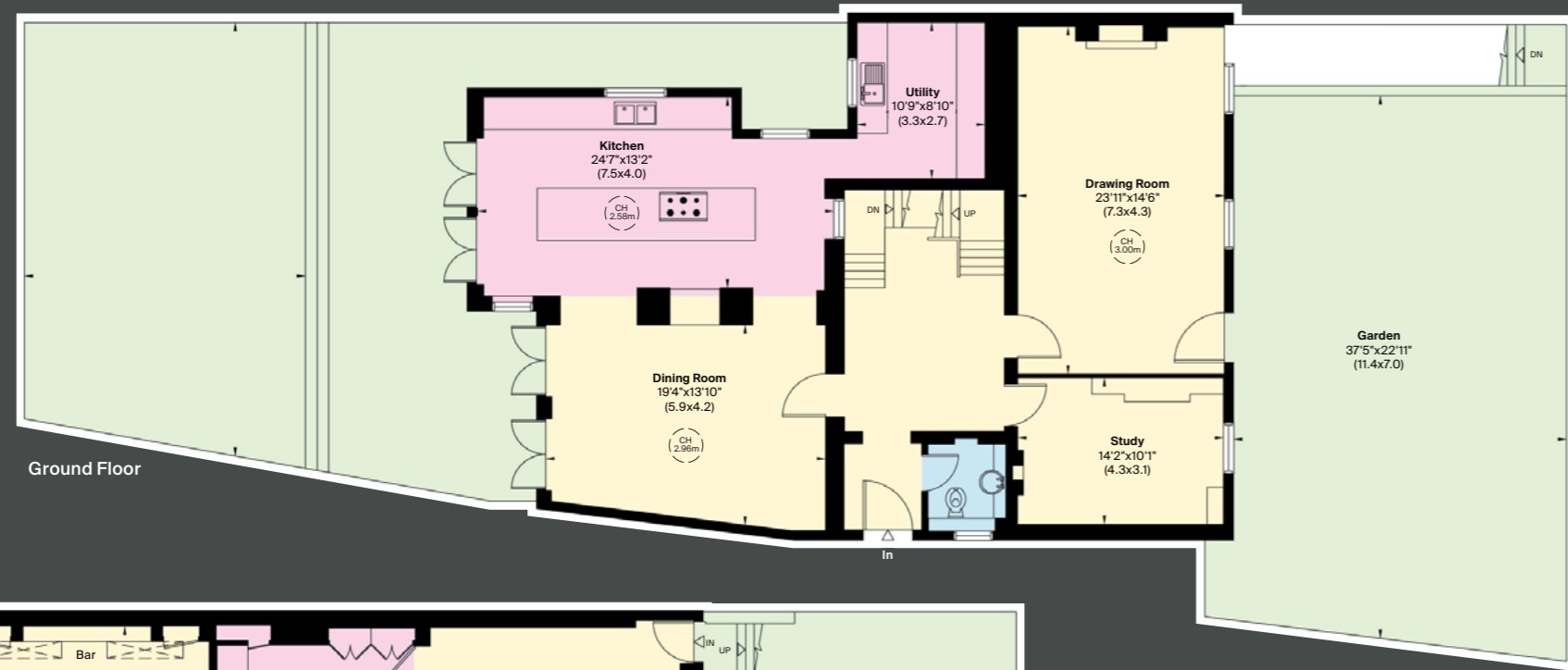
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### Area

Approximate Gross Internal Area  
6,360 sq ft / 591 sq m including under eaves

Approximate Gross Internal Area  
6,327 sq ft / 588 sq m excluding under eaves

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.



### Location

Ilchester Place is set within the Holland Park Conservation Area and is well-served by the restaurants, schools and transport links around Kensington High Street.

### Terms

Tenure  
Freehold.

Guide Price  
£20,000,000

Local Authority  
Royal Borough of Kensington & Chelsea

Council Tax  
Band H

EPC  
Rating E



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## Your partners in property



**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 2023. Photographs dated September 2022.**

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