



Pitt Street  
Kensington  
W8





A striking low-built contemporary house, offering generous lateral accommodation over 60ft in width.



Designed and constructed by Spink Partners, this modern family home is flooded with natural light and spacious living areas, exceptional outside space, generous off-street parking/garaging, staff accommodation and full leisure facilities. The house itself has seven bedrooms including a wonderful principal suite that spans the entire top floor.

There is stunning living space over the lower floors, the centrepiece being the large 35ft reception room on the ground floor, that has access and wonderful views over the south-facing garden. Included within the additional living space is a very large kitchen/breakfast room, dining room, cinema room and study. There is also full staff accommodation that can be separately accessed and the leisure facilities include a 13m swimming pool and gym.

The house also has a good sized lift that runs from the top of the house to the bottom, and offers parking for four cars in both a garage and off-street parking.

In addition, one of the main features of the house is the fantastic south-facing garden at the rear which extends to over 85ft wide and 90ft in depth.

There is also a further lower patio area accessed from the kitchen/breakfast room which makes an ideal al fresco dining area.















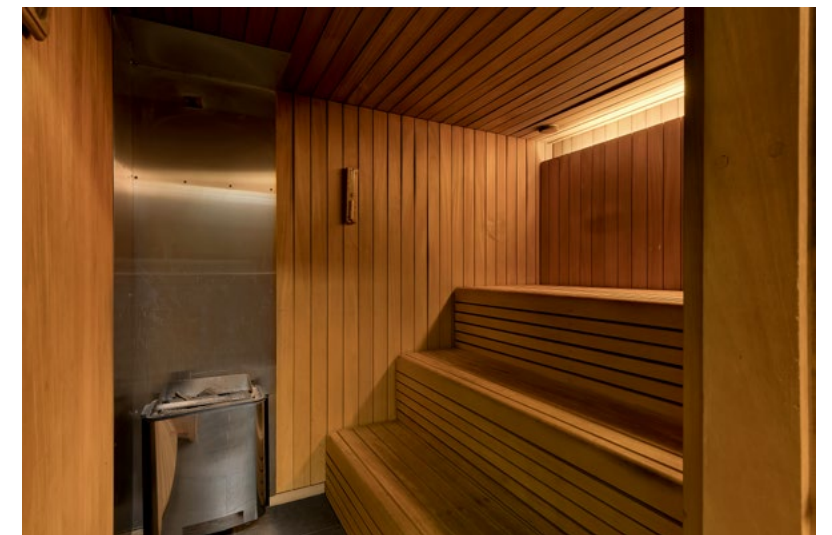




**Location**

Pitt Street is a very quiet road close to the High Street and Kensington Church Street. It is therefore extremely well-placed for the many shops and restaurants, as well as both Holland Park and Kensington Gardens, and the Underground Station at High Street Kensington.

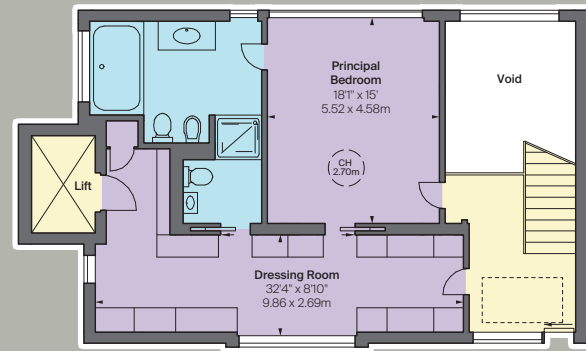




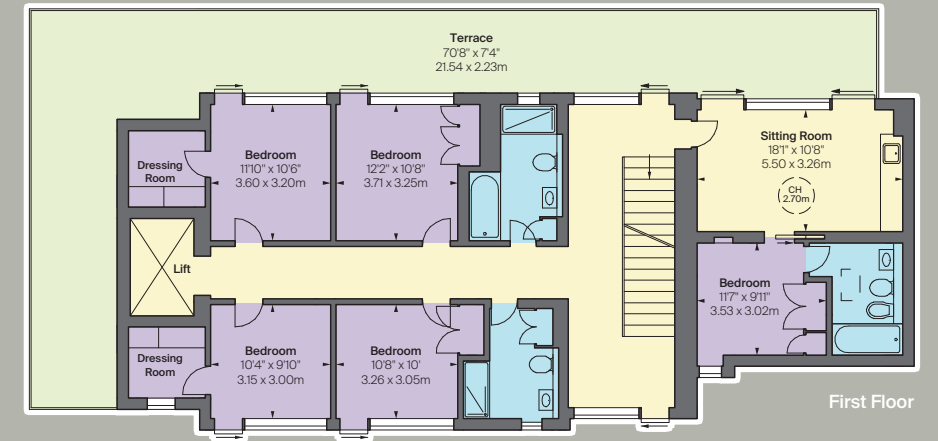


Approximate Gross Internal Area  
11,010 sq ft /  
1,023.25 sq m

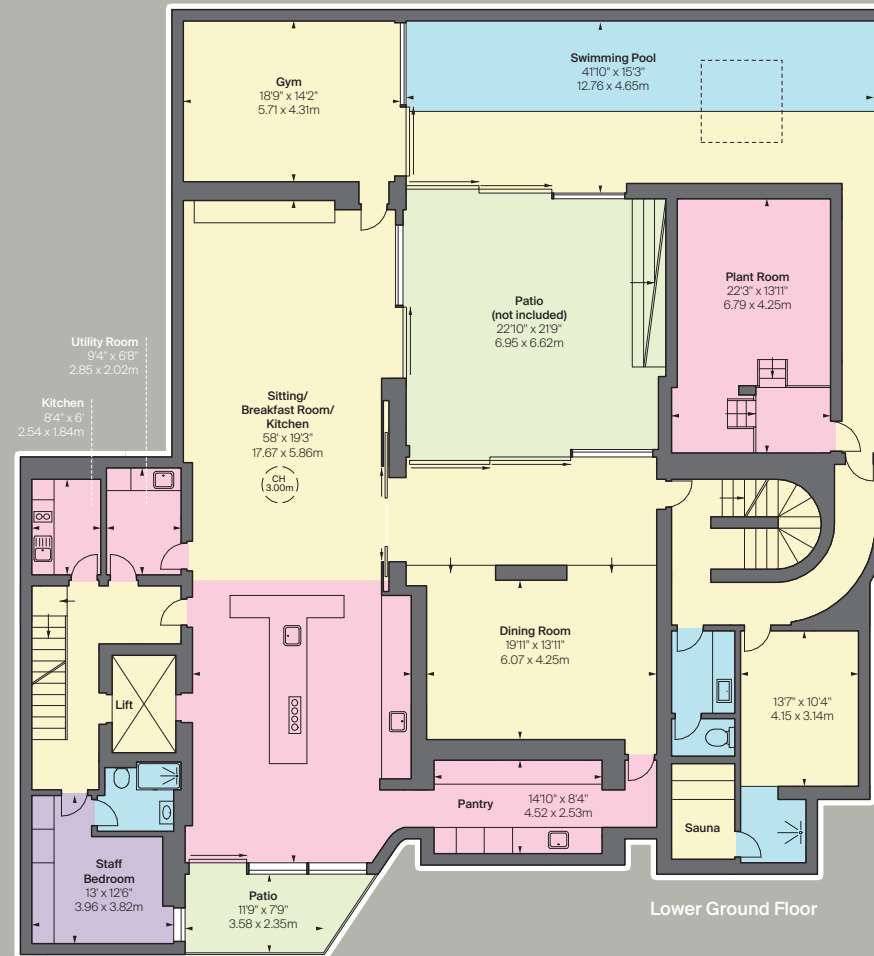
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



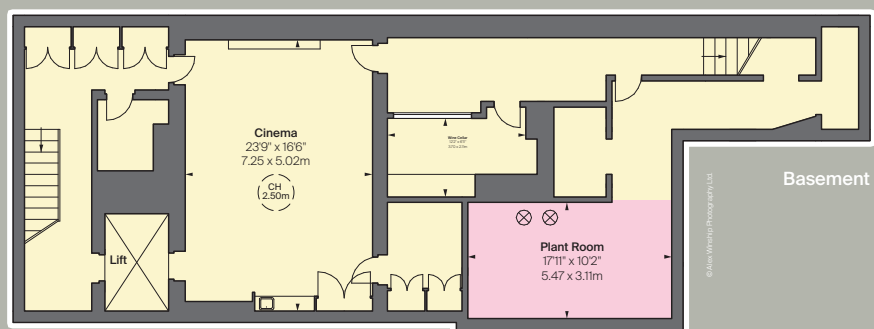
First Floor



Lower Ground Floor



Ground Floor



Basement

Tenure  
Freehold

Price  
£27,500,000

Local Authority  
The Royal Borough of  
Kensington & Chelsea

Council Tax  
Band H

EPC  
Rating C, expiring  
16.09.2029





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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 February 2024. Photographs and videos dated February 2021 and February 2024.**

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