

# EARLS TERRACE

KENSINGTON • W8



**Knight  
Frank**

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***A beautifully presented Grade II family house with private parking***

- Master bedroom with en-suite and dressing room
  - 4 further bedrooms
  - 5 further bathrooms
- Kitchen/breakfast room
- 1st floor drawing room
  - Family room
  - Reception room
  - Dining room
    - Study
  - Swimming pool
  - Steam room
  - Garden
- 2 underground parking spaces
  - Porter/security
- Access to the communal gardens of Edwardes Square

## Terms

**Tenure:** Freehold

**Price:** On application

**Local authority:** The Royal Borough of  
Kensington & Chelsea

**Viewing:** By appointment with Knight Frank Kensington

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







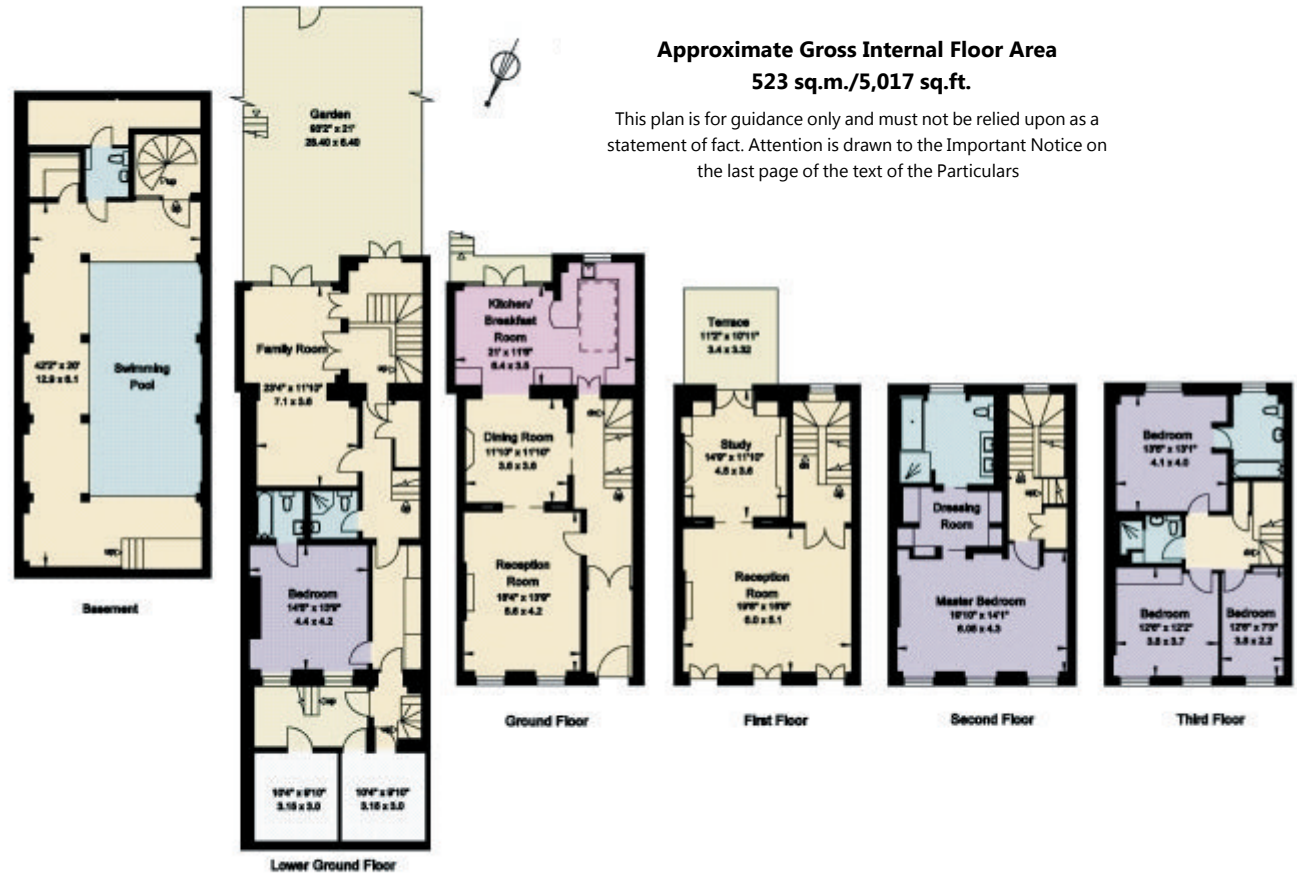


## Property Description

The house is surrounded by such greenery it is hard to imagine that you are in central London. Well-maintained gardens span the front of the terrace, whilst a private 90-foot rear garden and the communal gardens of Edwardes Square lie to the south. The raised ground floor offers a reception room, dining room and kitchen/breakfast room, with sunlight flooding through a skylight. A magnificent drawing room with French doors occupies the first floor with a study to the rear which leads onto a terrace overlooking the gardens. The second floor consists of a spacious master bedroom suite with dressing room and bathroom, whilst on the top floor there are three further bedrooms and two bathrooms (one ensuite). On the lower ground floor is a family room and studio which opens onto the garden, a shower room, a guest/staff bedroom with ensuite, and the laundry facilities. Access to the two parking spaces in the underground garage is here as are two storage vaults. Lastly, the swimming pool and steam room are in the basement, flooded with natural light from the spacious foyer. The house enjoys full use of the beautiful communal gardens of Edwardes Square.

## Location Description

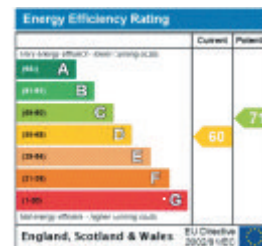
Earls Terrace is situated to the western end of Kensington High Street and is within easy distance of Holland Park. Kensington High Street's varied shops, restaurants and transport connections are close at hand.



**020 7938 4311**

**52-56 Kensington Church Street  
London W8 4DB**

kens@knightfrank.com



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