



Hillgate Street, Kensington W8



Hillgate Street, Kensington W8

A superb Hillgate Village house that has been refurbished to exacting standards throughout. There is a fantastic entertaining space and a unique layout that offers a courtyard garden and a Juliet balcony. The property is set over four floors and extends to over 2,055 sq ft, making it larger than the average house in the Village.

Details of the refurbishment include Sonos 2 wiring throughout, Lutron lighting and air conditioning. The kitchen boasts an instant hot/sparkling/chilled water system, bespoke electric drawers and book-matched merazzi stone surfaces.

Hillgate Street is superbly located for Notting Hill Gate and Kensington High Street.



Guide price: £3,499,999

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

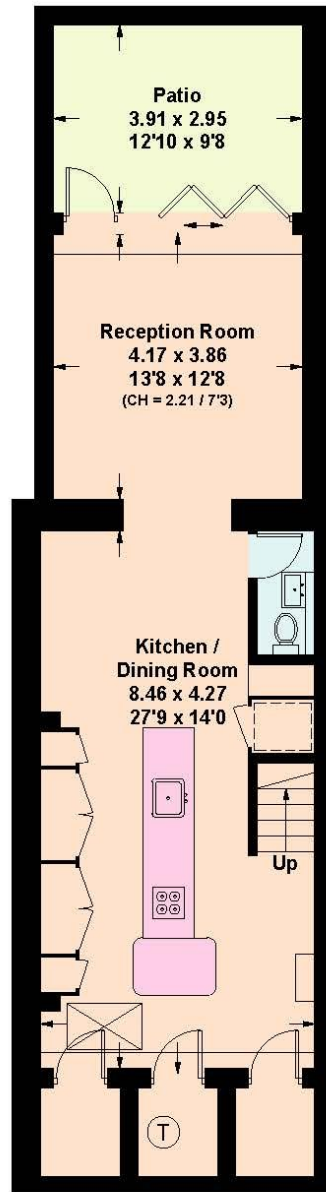




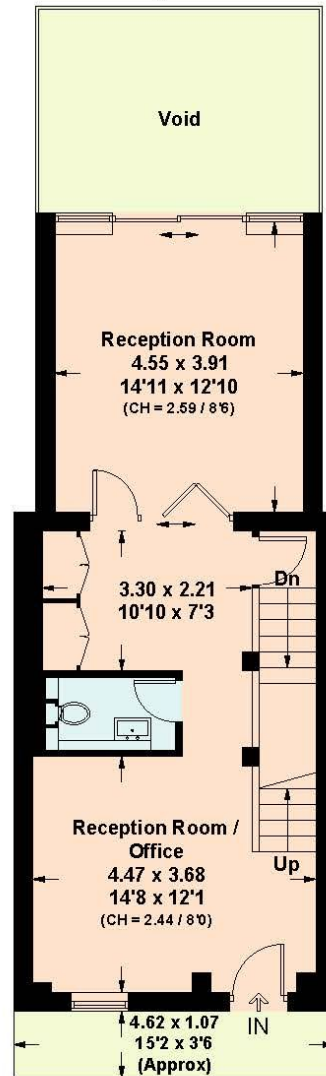


Hillgate Street, W8

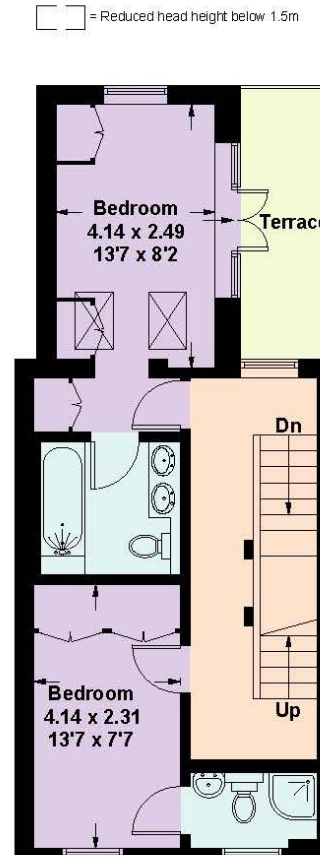
Approximate Floor Area = 190.9 sq m / 2055 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



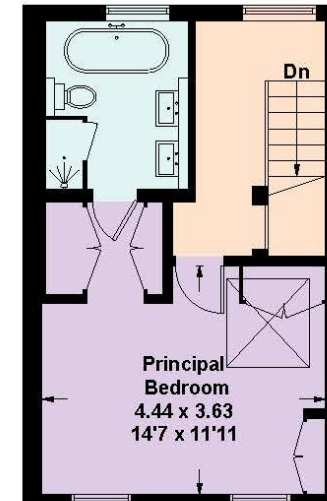
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m

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.

Knight Frank
Kensington
52-56 Kensington
Church Street
W8 4DB

Robert French
020 3892 3576
robert.french@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2023. Photographs and videos dated March 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.