



## WARWICK GARDENS

Kensington W14



## A SPACIOUS FOUR BEDROOM HOUSE

Set over four floors with the unusual benefit of secure off street parking for two cars at the rear of the building behind a discreet gated entrance.

			EPC
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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £3,250,000



## MEASURING APPROXIMATELY 2,185 SQ FT

On the ground floor, it briefly comprises an open-plan modern fitted kitchen/reception/dining room complete with a breakfast bar.

On the first floor, there are two large double bedrooms, both with en suite bathrooms. The principal bedroom suite is situated at the top of the house and benefits from an impressive dressing area, en suite bathroom and study.

There is a further bedroom, a shower room and a utility room on the lower ground floor.

Warwick Gardens is a tree-lined street, conveniently located for the open spaces of Holland Park and for the shopping, restaurant and transport facilities of Kensington High Street.



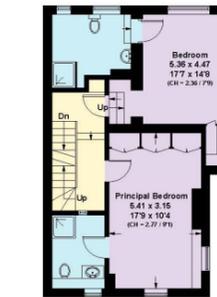


Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft

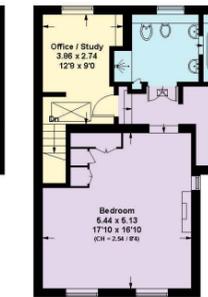
**Warwick Gardens, W14**  
 Approximate Area = 199.5 sq m / 2147 sq ft  
 Store = 3.5 sq m / 38 sq ft  
 Total = 203.0 sq m / 2185 sq ft  
 (Including Limited Use Area = 4.6 sq m / 49 sq ft)



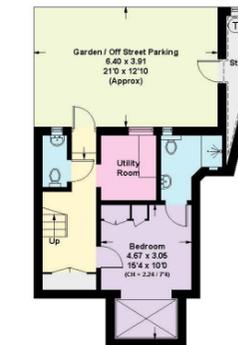
☐ = Reduced head height below 1.9m



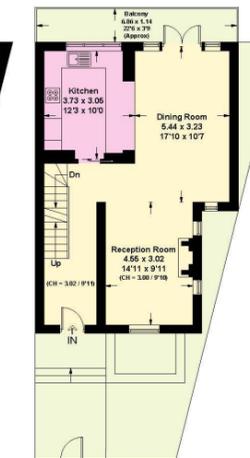
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1057074)

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We would be delighted  
to tell you more.

**Jordanna Mancina**

+44 20 3892 3573

jordanna.mancina@knightfrank.com

**Knight Frank Kensington**

52-56 Kensington Church Street

London W8 4DB

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

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