



Hereford Square, South Kensington **SW7**

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# Hereford Square, South Kensington SW7

An impressive five bedroom, white-stucco-fronted townhouse, situated in the prestigious Hereford Square SW7. The property offers a remarkable family home arranged across five floors, totalling approximately 3,340 sq ft of well-thought-out living space.

Entering the house on the raised ground floor, there is a spacious entrance hall/formal dining room that leads through to a separate, south-facing reception room. A well-appointed eat-in kitchen is positioned to the rear, benefiting from direct access to a terrace.



**Asking price:** £5,795,000

**Tenure:** Available freehold

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

**Council tax band:** H



## Property

The first floor features a grand reception room, over 31 feet in length, with floor-to-ceiling windows that open on to a full-width balcony. This expansive space is perfect for hosting guests, with the balcony providing wonderful outdoor space with green views for al fresco dining and entertaining. There is also a large terrace to the rear, accessible via the half-landing, which is ideal for outdoor entertaining.

The second floor is entirely dedicated to the principal bedroom. The principal suite is complemented by a large en suite bathroom, which includes a bath, walk-in shower, and dual vanity basins. This floor also includes a quiet study at the rear, ideal for working from home. Two additional bedrooms are located on the top floor, both benefiting from large windows and ample natural light. They share access to a family bathroom.

The lower ground floor features two spacious double bedrooms, each with built-in storage. The rear bedroom has direct access to a private paved terrace, offering the flexibility to be used as a playroom or an additional family living space. This floor also benefits from a kitchenette/utility room and a separate bathroom conveniently located in the hallway. With its own private entrance, this floor can be a self-contained apartment, providing an ideal space for guests, extended family, or staff.

This impressive home combines traditional elegance with modern living, offering ample outdoor spaces, including two private terraces and a charming garden square outlook.

## Location

Hereford Square is a classic South Kensington garden square located within close proximity of Gloucester Road and all the local area's amenities. Gloucester Road Underground Station (Circle, District and Piccadilly lines) is near by. At the same time, those travelling by car will benefit from rapid routes to the West and Heathrow Airport via M4.













## Hereford Square SW7

Approximate Gross Internal Floor Area = 310.94 sq m / 3,347 sq ft  
(Excluding Eaves Storage / Loft)

Eaves Storage / Loft = 38.01 sq m / 409 sq ft

Inclusive Total Area = 348.95 sq m / 3,756 sq ft

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.



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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 October 2024. Photographs and videos dated November 2017.

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