




Campden Hill Road  
Kensington, W8

STRUTT  
& PARKER


BNP PARIBAS GROUP





An impressive and wide, beautifully presented five/six-bedroom family house built in the late 1850s, situated on the Phillimore Estate, occupying 2,308 sq ft over four floors only with a stunning 59ft west-facing garden.


**2 RECEPTION ROOMS**


**2 BATHROOMS**


**59FT WEST FACING GARDEN**

**2,308 SQ FT**

**5 BEDROOMS**

**STUDY**

**FREEHOLD**


**ASKING PRICE  
£4,950,000**

**The property**


The house has excellent entertaining space including a lovely, raised ground floor reception room and study. In addition, there is a kitchen/breakfast room and dining room on the lower ground floor with French doors leading out to the garden.


**Location**


Campden Hill Road benefits from the shopping and transport facilities of Kensington High Street and Notting Hill Gate and is close to the open spaces of Kensington Gardens and Holland Park.










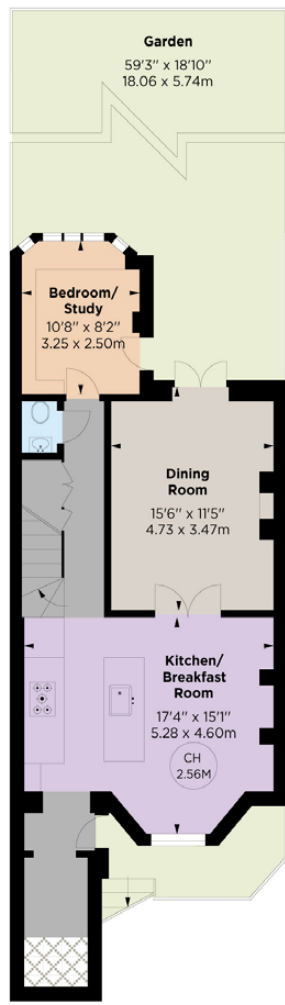






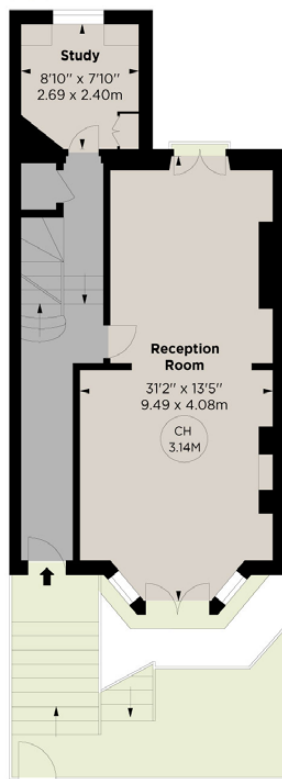




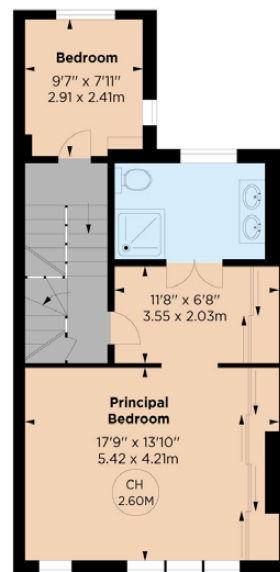


LOWER GROUND FLOOR

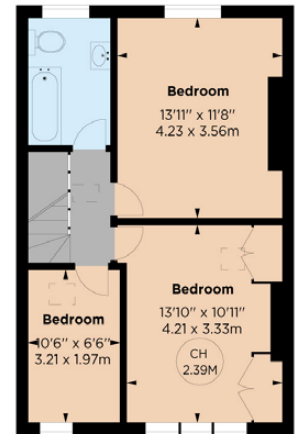
Key :  
CH - Ceiling Height  
X - Under 1.5m



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Floorplans

**Gross internal area 2,308 sq ft (214.51 sq m) including 1.41 sq m of under 1.5m area**

For identification purposes only.

## General

**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC Rating:** D

**Parking:** RBKC parking permit (there is also parking available under the Town Hall)

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

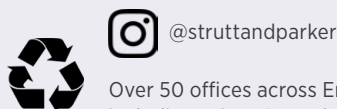


## Kensington

103 Kensington Church Street, London W8 7LN

**020 7938 3666**

kensington@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

