



Secret House, Pembroke Road, Kensington, W8

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Secret House, Pembroke Road, Kensington, W8

A very wide and impressive five/six bedroom family house, with flexible accommodation, comprising 5,914 sq ft on four floors only, with grand living space and kitchen on the ground floor, a large garden as well as a good sized garage.

Pembroke Road is located just south of Kensington High Street and therefore benefits from the excellent shopping and transport facilities of the area. The open spaces of Holland Park are also nearby.

Entrance hall | Reception room | Kitchen/
breakfast room | Family room | Study
Principal bedroom with en suite shower room
Four further bedrooms | Three further shower
rooms | Two bathrooms | Utility room | Store
room | Cloakroom | Garage | Garden
EPC Rating C

Terms

Tenure: Freehold

Council Tax: Band H

Local Authority: The Royal Borough of
Kensington and Chelsea

Asking Price: £8,750,000

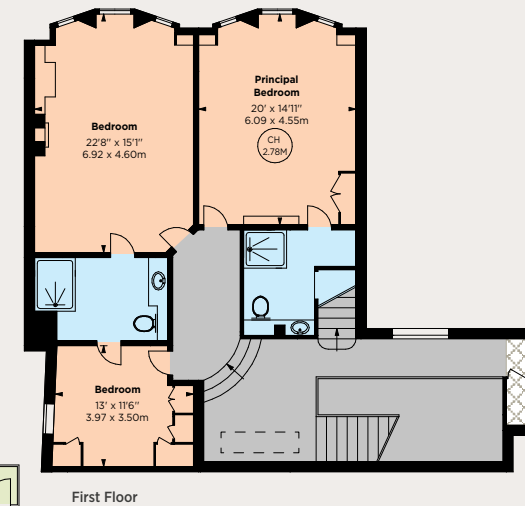
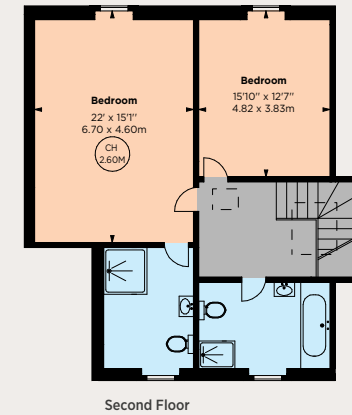
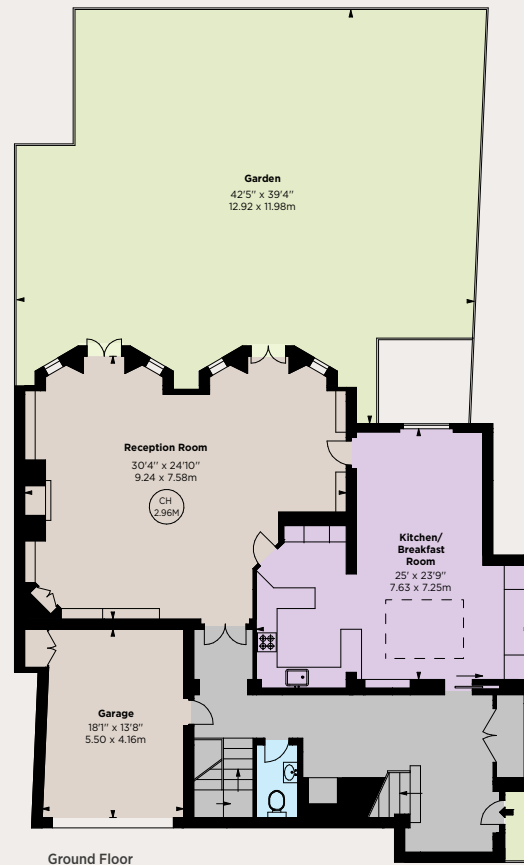
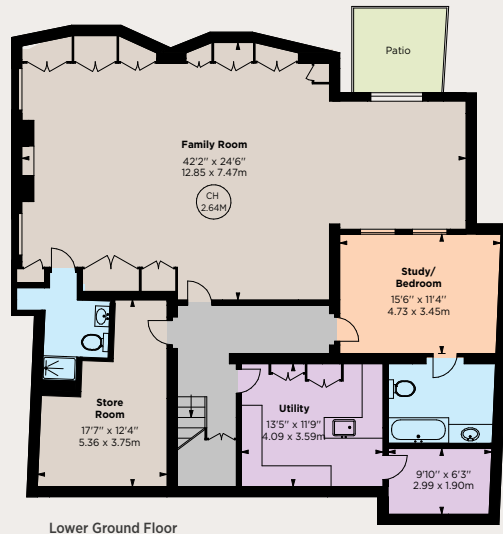




Approx. Gross Internal Area 5,914 sq ft (549.41 sq m) including garage



Key:
CH - Ceiling Height
- Under 1.5m



Kensington

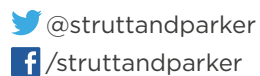
103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com

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 July 2021 and April 2023. Particulars prepared April 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



Over 45 offices across England and Scotland,
including Prime Central London

For the finer things in property.

