

Upper Phillimore Gardens Kensington



Strutt
& Parker

Land and property. Since 1885.

An upper floor two-bedroom apartment located on one of the finest roads in Kensington.

A well-proportioned two-bedroom apartment situated on the top floor of a well-maintained period building on one of Kensington's prime addresses.

Accommodation comprises a spacious principal bedroom with built in wardrobes, a second double bedroom, reception room, fully fitted kitchen and a family bathroom.

Added benefits include great size rooms throughout, good storage and fantastic views from all windows across London.



Location

Upper Phillimore Gardens is a quiet residential street on the prestigious Phillimore Estate. The house is situated in between Kensington High Street and Notting Hill, which both offer plenty of shops, restaurants, and cafes. Kensington Gardens and Holland Park are a stones throw away. The nearest underground stations are Kensington High Street (District and Circle lines) and Notting Hill (District, Circle and Central lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.

Postcode region: W8

General

Tenure: 22nd March 2107 - Upon completion the purchaser will be granted a new 999-year lease with a Share of Freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC Rating: D
Service Charge: £2,504 per annum
Ground Rent: Peppercorn
Parking: Resident permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

895 sq ft (83.21 sq m)
Period conversion
Feature fireplace
Prestigious location
Share of freehold

Asking price £1,550,000



Upper Phillimore Gardens, W8

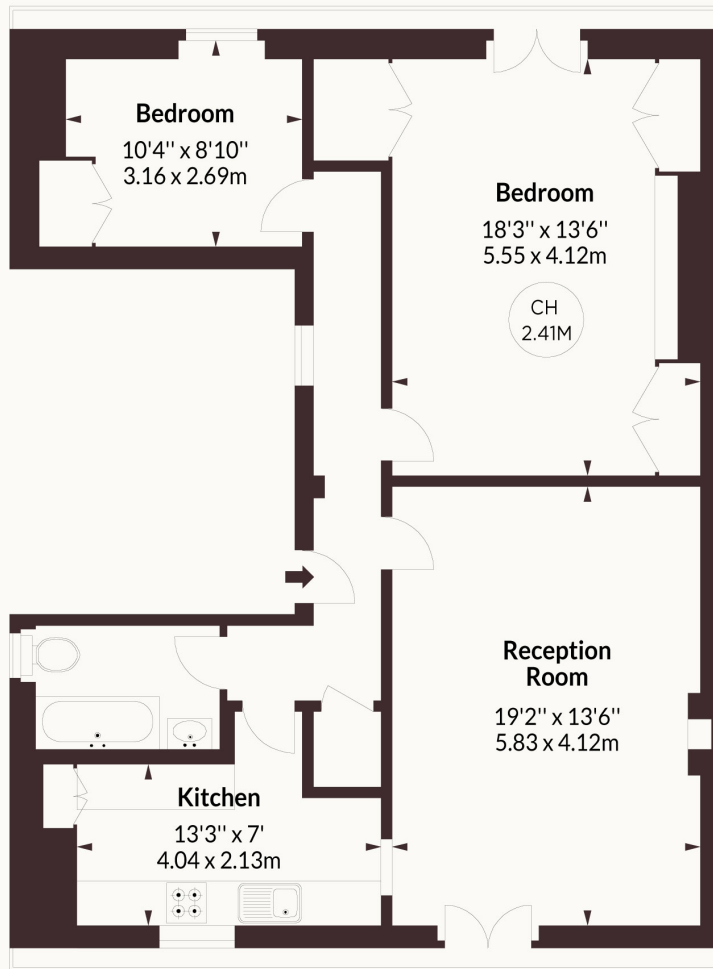
APPROX. GROSS INTERNAL AREA *
895 Sq Ft - 83.21 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:

CH - Ceiling Height



THIRD FLOOR



Strutt & Parker Kensington

103 Kensington Church Street, London W8 7LN
020 7938 3666 | kensington@struttandparker.com



@struttandparker 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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.

Strutt & Parker

Land and property. Since 1885.