



Stafford Terrace  
Kensington W8



## A rare opportunity to extend and improve this high-ceilinged, three-bedroom maisonette with a large private garden set in the heart of the Phillimore Estate.

A well-proportioned three-bedroom maisonette which extends to around 1719 sq. ft. including the vaults, these could be developed to provide further accommodation subject to the usual consents (agents note: there is a lapsed application that we hold on file. Several neighbouring properties have enhanced their living space by successfully completing these improvements)

The apartment has an elegant and high-ceilinged drawing room with bay window and fireplace alongside a large kitchen/breakfast room, which is fully fitted with views over the mature garden.

A large bedroom suite along with two further bedrooms and a family bathroom are located on the garden level floor and steps from bedroom two lead via French doors to the charming garden, which is partly decked and has a bright, secluded aspect.



### Accommodation and Amenities

- WOODEN FLOORS
- SECLUDED GARDEN
- CLOSE TO HOLLAND PARK
- CLOSE TO HIGH STREET KENSINGTON





Stafford Terrace is located close to High Street Kensington and Notting Hill Gate with a variety of restaurants, cafes, and shops. Holland Park is a short walk away.

The nearest underground stations are Kensington High Street (District & Circle lines) and Notting Hill Gate (Central and Circle line).

Please note that the photographs in the brochure show the apartment as previously furnished.







## APPROXIMATE FLOOR AREA

Excluding Vaults 134.43 sq m / 1,447 sq ft

Estimated Supplied Vault Area

272 Sq Ft / 25.27 Sq M

## TERMS

**Asking Price** £2,350,000

**Tenure** Lease With Share of Freehold.

**Service Charge** To be Advised.

**EPC D**

**Council Tax Band G**

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

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