



FLAT 1, 34

PHILLIMORE GARDENS, LONDON, W8

£990,000

150 Years

JOHN D WOOD & CO.

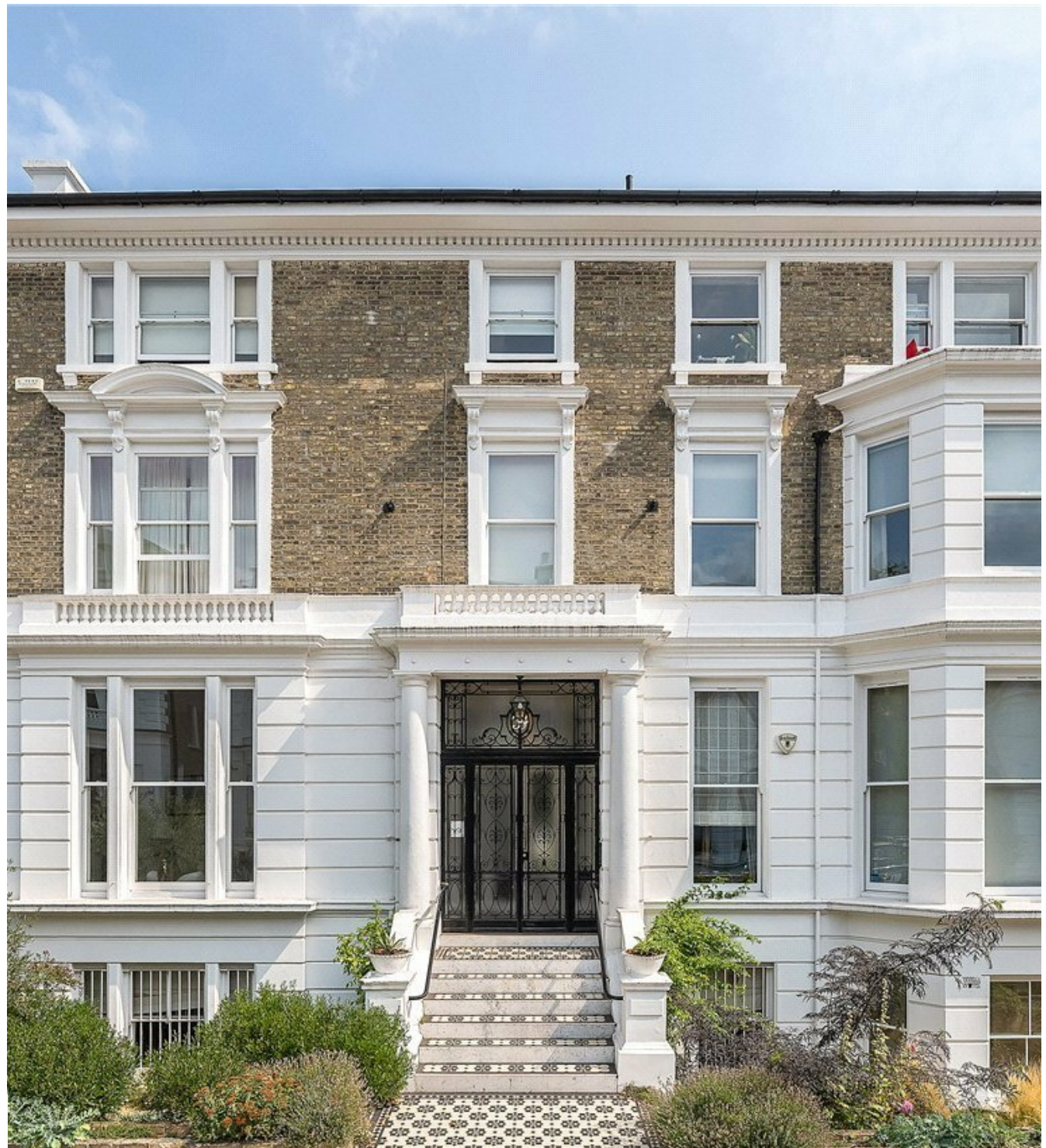
London, Country & International Property

FLAT 1, 34

PHILLIMORE GARDENS, LONDON, W8

This spacious lateral one bed garden flat is located on one of the most desirable streets in Kensington. The flat is situated in a beautiful period building with access to a delightful communal garden. The apartment itself is thoughtfully arranged, boasting a generous reception room filled with natural light, perfect for both comfortable living and hosting guests. A separate dining hall adds versatility and a sense of refinement, creating an excellent space for formal dining or working from home. The well-proportioned double bedroom offers a peaceful and restful atmosphere with ample storage potential and a fully equipped en-suite bathroom.

£990,000



A well-equipped kitchen completes the interior, designed for both practicality and style. The property also presents exciting refurbishment potential for buyers looking to add significant value and tailor the space to their own tastes. Subject to planning and the usual consents, there is clear scope to reconfigure the layout—such as opening up the kitchen into the reception room to create a contemporary open-plan living space, or utilising the generous footprint to potentially create a second bedroom. This flexibility makes the flat particularly appealing to both end-users and investors seeking capital growth in a prime location. Further enhancing its appeal is the exceptionally long lease, with approximately 943 years remaining—an increasingly rare and highly desirable feature that provides long-term security and adds significant value for both owner-occupiers and investors alike. Phillimore Gardens is widely regarded as one of Kensington’s premier addresses. Residents enjoy immediate access to the open green spaces of Holland Park and is 0.3 miles to the amenities of Kensington High Street. (Circle & District underground lines) *Some images contain AI Reference KCS200031



