



Andsell Terrace,  
Kensington, London, W8

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Ans dell Terrace, Kensington, London, W8

A stunning four bedroom Victorian townhouse which enjoys east to west facing light situated in this secluded street close to Kensington High Street. The house is arranged over five floors, has been refurbished and is now presented to an extremely high standard throughout.

The ground floor comprises a custom made Charles York walnut kitchen with granite work tops, open plan family room at the front of the property and a dining room which has direct access via bi-folding doors onto a charming patio. The first floor comprises a double reception room laid with exquisite walnut parquet flooring, fourth bedroom/study and a guest cloakroom.

The principal bedroom suite is located on the second floor and benefits from a large dressing room and en-suite bathroom boasting beautiful marble/Rose Aurora natural stone tiling. The top floor comprises the second & third bedrooms, family bathroom and access from the landing takes you up via an electric roof light to an incredible roof terrace featuring 360 degree views of the surrounding area.

The lower ground floor is an impressive family room/media room with Bowers & Wilkins surround sound, further shower room/guest cloakroom, storeroom and utility room. The house is cabled for WiFi, TV, phone & data sockets and boasts underfloor heating, centralised vacuum system and a dumb waiter to all 5 floors.

Ans dell Terrace is an attractive Victorian terrace quietly situated just south of High Street Kensington and Kensington Square and therefore benefits from the shopping and transport facilities of the area. The open spaces of Kensington Gardens and Hyde Park are located nearby.

Reception room | Kitchen/dining room | Family/media room | Principal bedroom and dressing room | Principal bathroom and separate wc | Three further bedrooms | Family bathroom | Shower room | Separate wc | Utility Storage | Patio | Roof terrace  
EPC Rating D

### Terms

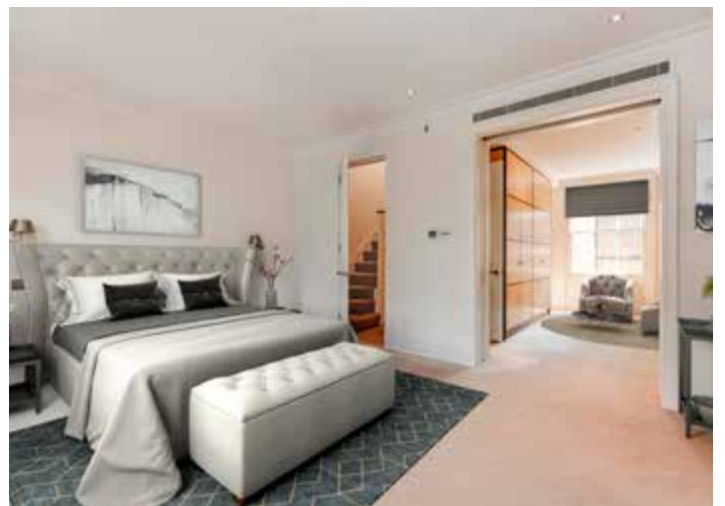
**Tenure:** Freehold

**Council Tax:** Band H

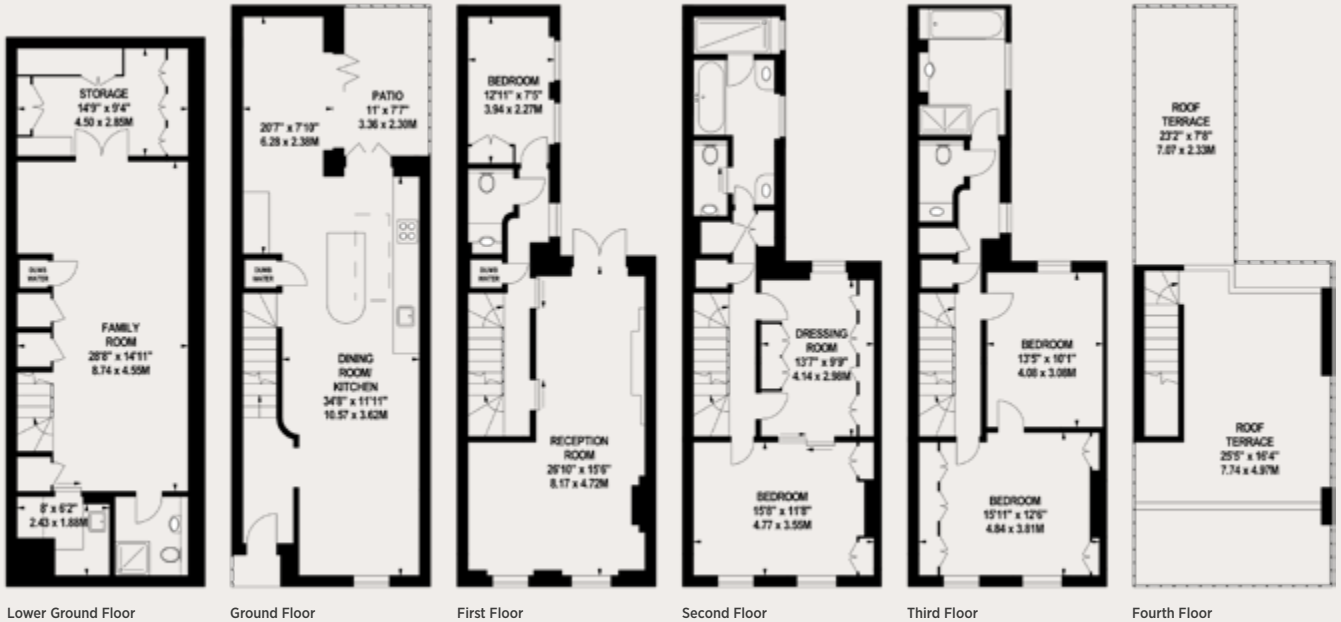
**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £5,250,000





Approx. Gross Internal Area 3,033 sq ft (281.77 sq m)  
Including all areas under 1.5m head height



**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 May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. The photos of the property are real, however some of the furniture and furnishing items have been computer generated for illustration purposes only

**Kensington**

103 Kensington Church Street, London W8 7LN

**020 7938 3666**

kensington@struttandparker.com

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



For the finer things in property.

**STRUTT & PARKER**

BNP PARIBAS GROUP