



WYCOMBE SQUARE, KENSINGTON, W8

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A truly magnificent London town house that has had extensive improvements carried out over time to meet the needs of a large family. Its layout, engineering and finishes were all executed with long term living, comfort and reliability in mind. The many improvements included an upgrade to the mechanical & home entertainment systems, interiors, and smart home integration all to make this a reliable, functional and technical residence. The house is thoughtfully arranged with a good balance of private and entertaining spaces together with outside space.

As you enter the house you are immediately aware of the space it provides and it is here you will find the drawing room with a dining room towards the middle of the house and to the rear a family/playroom. On the lower ground floor is the Bulthaup fitted kitchen, a large utility room and plant room and towards the rear is the gym and swimming pool. To the front is a large two car garage where the air-conditioning plant can be found along with the Culligan water treatment system.

On the first floor is the principle bedroom suite comprising bedroom, dressing room and bathroom and then on the upper two floor are a further four bedrooms and four bathrooms (three en suite). There is also a sixth bedroom suite to the rear of the house at first floor level.

Wycombe Square can be found at the top of Campden Hill Road on the corner with Aubrey Walk; the highest point in Kensington. There is 24/7 security and concierge service. Both Holland Park and Kensington Gardens are close at hand and it is ideally located for easy access to Knightsbridge and Mayfair.

6 Bedrooms • 6 Bathrooms • Guest WC • Staff Shower Room & WC • Drawing Room • Dining Room • Family/Playroom • Kitchen • Utility Room • Gym • Swimming Pool • Private Parking
Patio Garden & Roof Terrace • 24/7 Security

TERMS

Asking Price: £12,000,000

Tenure: Freehold

Estate Charge: Approx. £40,000

Local Authority: Royal Borough of Kensington & Chelsea

EPC Rating: C

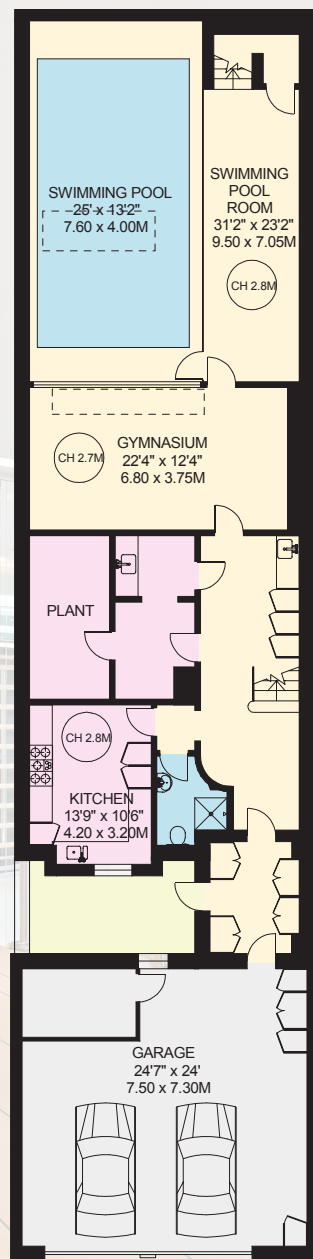




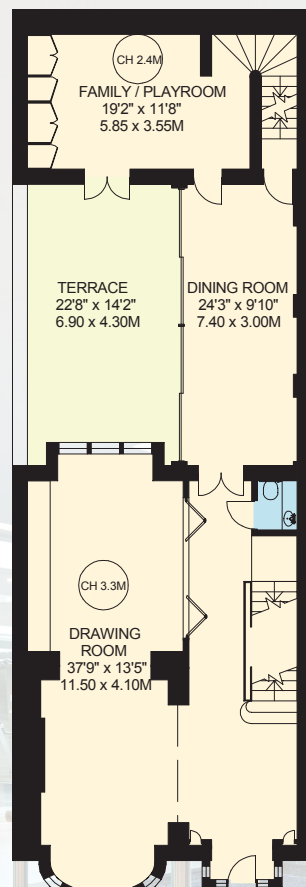
GROSS INTERNAL AREA

5,960 sq ft (553.7 sq m)

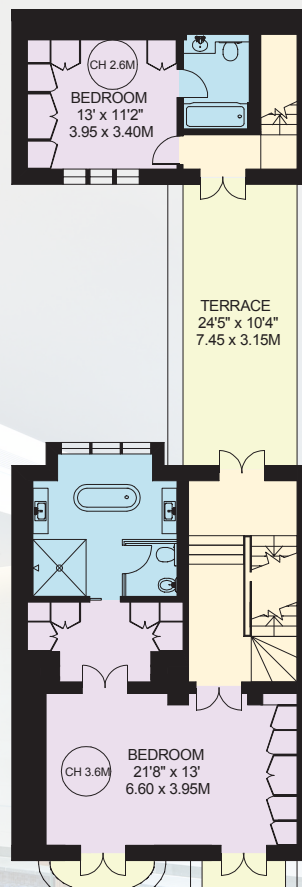
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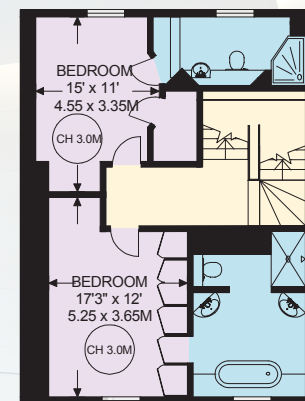
LOWER GROUND FLOOR



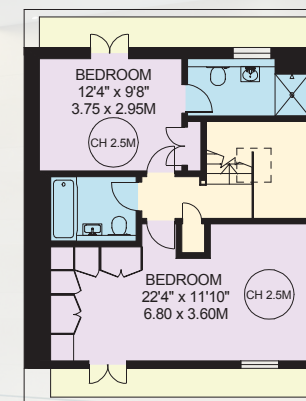
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Rose & Partners

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R&P Disclaimer

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