



SUNNINGDALE GARDENS, KENSINGTON, W8

R&P



## SUNNINGDALE GARDENS, KENSINGTON, W8

A lovely Victorian family house accessed through a private communal garden arranged over four floors with a west facing garden and roof terrace now in need of a generational uplift.

On the ground floor are two bedrooms and a bathroom and on the lower ground floor are two additional rooms which can be put to a variety of uses and a secondary kitchen. From here you have access to the west facing garden. On the first floor landing is access to the roof terrace and there is the kitchen/breakfast room and the drawing room. On the top floor are two further bedrooms and a bathroom. This has the potential to be a wonderful family home.

Sunningdale Gardens is a delightful enclave located off Stratford Road south off Kensington High Street. Close by you will find the boutique shops of Stratford Village and the transport hubs of High Street Kensington and Earls Court.

5 Bedrooms • 2 Reception Rooms • Kitchen/Breakfast Room • 2 Bathrooms • Guest WC  
Secondary Kitchen • West Facing Garden and Roof Terrace • Communal Garden • EPC Rating D

### TERMS

**Tenure:** Freehold

**Local Authority:** RBKC

**Council Tax Band** H

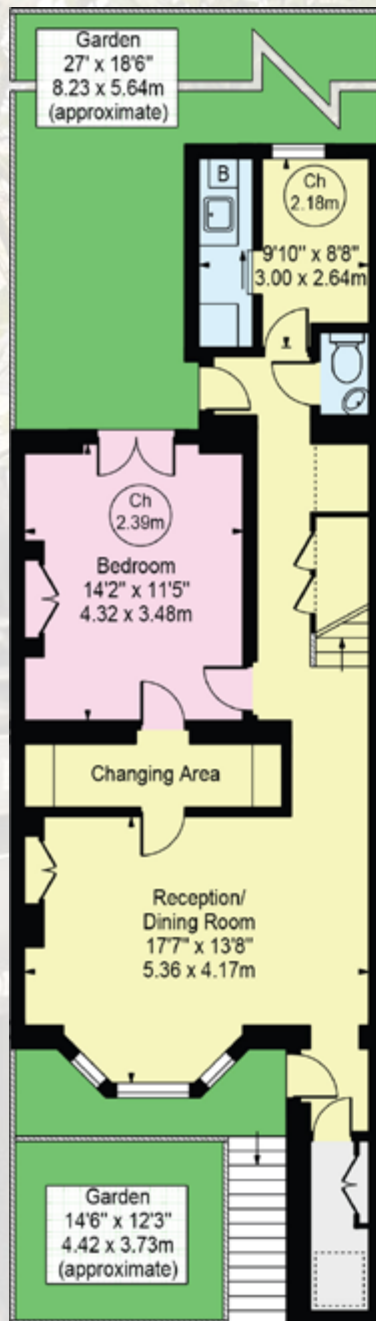
**Guide Price:** £3,750,000



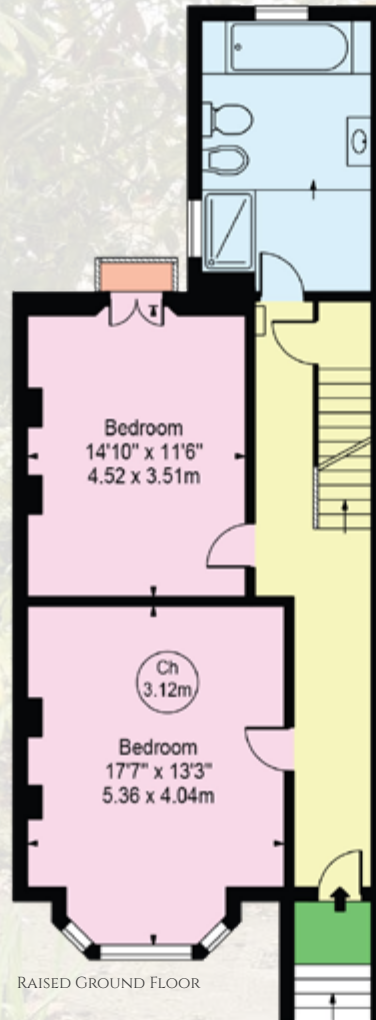








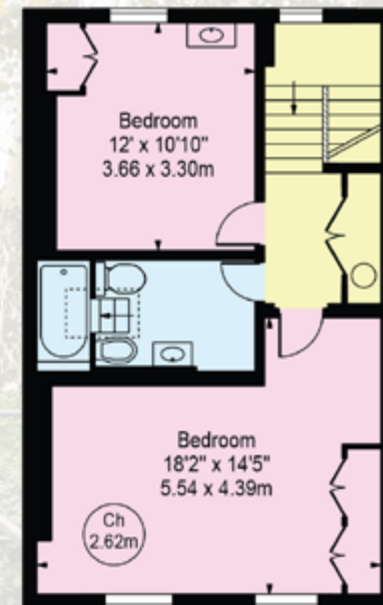
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

2,442 sq ft (226.87 sq m) Excluding Store

For identification purposes only.

Rose&Partners

PROPERTY SPECIALISTS

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**R&P Disclaimer**

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