27 & 27a
Kensington Square
LONDON W8
Established in 1685, Kensington Square, originally known as King’s Square, is London’s oldest, private garden square and was originally built in honour of the reigning monarch at the time, James II. Graced with an exceptionally wide frontage of thirty-six feet, No. 27 Kensington Square is one of the largest town homes on this historic square. Originally built as the Kensington Proprietary Grammar School for Boys, circa 1833/1834, this Grade II listed house has been lovingly and extensively refurbished by the current owners with the help of internationally acclaimed designer, Jonathan Reed. Its classic but modern interiors boast generously proportioned rooms and up to 3.67 metre ceiling heights with views from the front of the house over the stunning square gardens.
Of particular note are the spacious entrance hall and gracious staircase, the fabulous first floor drawing room and library with four windows over looking the square and the luxurious master bedroom suite. Furthermore, the house benefits from a very wide and spacious kitchen/family room spanning the entire rear of the house, an elegant dining room, a wine cellar, as well as several spacious guest/children’s bedrooms and extensive staff accommodation. No. 27, which is situated on the west side of Kensington Square, benefits from ample natural light due to the property’s eastern exposure.
In addition to the main house, to the rear is a very special separate house, ideal for guests or a home office. Originally built in 1846, this property was extensively refurbished in 2014.
Freehold.
Royal Borough of Kensington and Chelsea.

Price on application.
Gross Internal Area (Approx)
573 Sq m/6,169 Sq Ft including external storage and vaults
539 Sq m/5,805 Sq Ft excluding external storage and vaults
27a Kensington Square, London W8

**Lower Ground Floor**
- Bedroom 2: 14'10" x 14'5" (4.5m x 4.4m)
- Reception/Kitchen: 24'6" x 14'10" (7.5m x 4.5m)

**Raised Ground Floor**
- Bedroom 1: 15'4" x 13'2" (4.7m x 4.6m)
- UP: 

**First Floor**

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**Image:** Modern bedroom furnished with a large bed, sofa, and a fireplace. The room is well-lit with natural light coming from the large windows. There is a television on a stand and a guitar leaning against the wall.
Gross Internal Area (Approx)
125.3 Sq m/1,349 Sq Ft
A copy of the full Energy Performance Certificate is available on request from the Agents.