

# NOAHS



South End Row, London

£3,950,000

- Five bedrooms | Four bathrooms
- 0.3m to Kensington Gardens
- 0.2m to High St Ken Underground | district and Circle lines
- West facing patio garden | Terrace
- Two reception rooms | Study
- Local schools within walking distance

## THE PROPERTY

The house has been meticulously re-designed by the current owners with a relentless attention to detail, to create a magnificent family home measuring 2430sq ft approximately. The house is perfect for modern family living and is moments from Kensington High Street and Kensington Gardens.

The property has an excellent balance of living space over four principal floors and there is a good mix of formal reception space and more relaxed open plan living, perfect for entertaining family and friends.

On entering the property there is a welcoming entrance hallway which leads to the left to a family room and to the rear of the house where there is a bespoke kitchen with hand selected marble countertop and a collection of high specification appliances which integrate seamlessly into the elegant and spacious family room which provides additional reception space. Bi-folding doors lead out to the westerly facing patio garden which provides a peaceful sanctuary from the business of everyday life. Iron gates open to the communal garden where there are a mixture of mature trees, hedges, and shrubbery which provide privacy from neighbouring properties. A WC and a storage cupboard complete this floor.

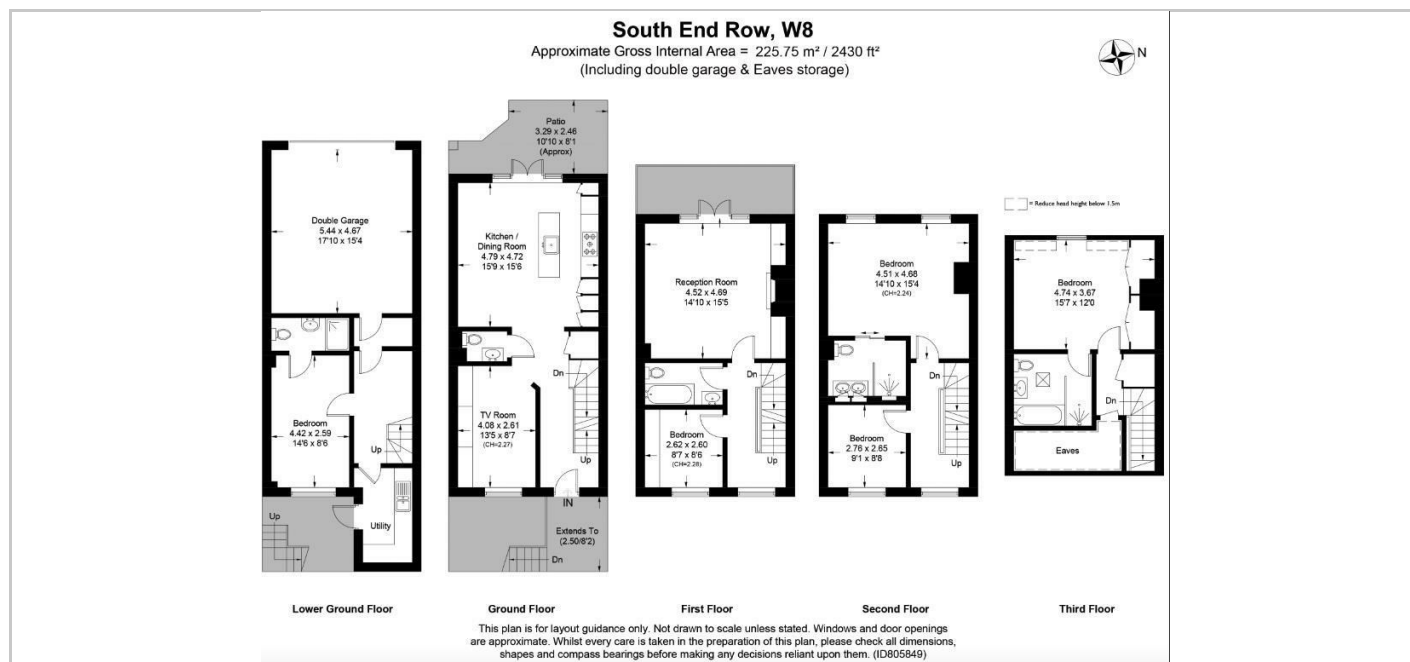
The first floor of the property has an elegant reception room with ample natural light, again with bi-folding doors opening onto a terrace with views across the communal gardens. There is a study to the front of the house. Onto the second floor is the principal bedroom suite with en-suite bathroom and beautiful joinery. There is also a double bedroom to the front of the house. Onto the top floor is a further large bedroom with an elegant en-suite bathroom. Sizeable eaves storage completes this floor.

To the lower ground floor is a large double garage access by secure gates for two cars. There is also a fifth bedroom/ play room and a utility with access out to the front of the house.

## SITUATION

The house is located approximately 7 minutes walk from High Street Kensington station and all the amenities and shops of the high street, including an expansive Whole Foods. Kensington Gardens is also a 6 minute walk away. This area is ideally located for peaceful residential living within a community, whilst being within easy reach of endless local amenities.

Our favourite coffee shop, Hjem, is a 2 minute walk away, and 2 large supermarkets are around 10 minutes walk away near Gloucester Road. The area also benefits from plenty of outstanding local schools and nurseries, such as Thomas Kensington London Day School.



## Directions

South End Row is situated just 0.2m away from High Street Kensington Station for access to the Underground (District and Circle Lines) and 0.4m away from Gloucester Road Station (Piccadilly, District and Circle Lines). 0.5m to A4 for access into Central London and out towards the M4.