



HIGHLEVER ROAD | NORTH KENSINGTON W10



A LANDMARK SEMI-DETACHED VICTORIAN HOUSE OFFERING 6 BEDROOMS, WITH SUPERB GARDEN AND OFF STREET PARKING FOR 2 OR MORE CARS, ALLOWING FOR UTMOST PRIVACY AND EXCELLENT FAMILY LIVING.

Set back from the road, the house is accessed via a front garden. Through a pretty front door with stained glass windows, one enters an entrance hall where a "sneak peak" of the garden draws the eye most pleasingly through the house. To the front of the ground floor is a formal drawing room with ceiling heights of over 3m and a charming bay window. This is the perfect place in which to relax or entertain. Adjacent is a secondary reception room which can be used as a formal dining room or a TV room. At the rear of the ground floor is a wonderful open plan kitchen and family room which is flooded with natural light and is the heart of the house. Bi-folding doors allow the room to be opened out onto the attractive mature garden which is not overlooked at the rear. On the first floor, there is an excellent master bedroom with excellent storage and en-suite bathroom which could be further expanded to create a dressing room. There are 5 further bedrooms (1 used as a study) which are supported by 2 family bathrooms. There is also a charming roof terrace offering superb views to the East and of note is the fact that there is an additional 664 sq ft of loft space. The existing house is completed by a small basement area, perfect for storage of wine. Planning Permission has also been granted for a side extension and basement totalling approximately 1800 sq ft.





Highlever Road is a sought after address in the Sq Quintin Conservation Area. The house backs onto the West London Bowling Club meaning that one has wonderful views to the rear and nearby is Kensington Memorial Park and Little Wormwood Scrubs Recreation Ground. Latimer Road underground station and Ladbroke Grove underground stations (both Circle and Hammersmith & City Lines) are 1 mile away and 1.2 miles away respectively.

TERMS

Asking Price Upon Application | Tenure Freehold | Local Authority The Royal Borough of Kensington & Chelsea

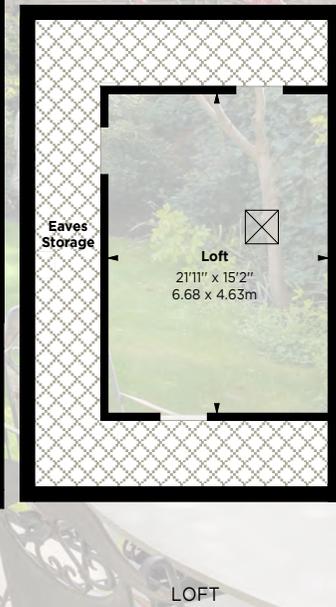
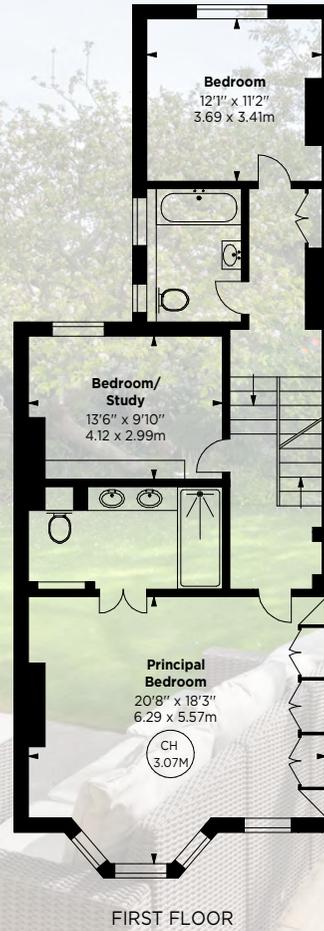
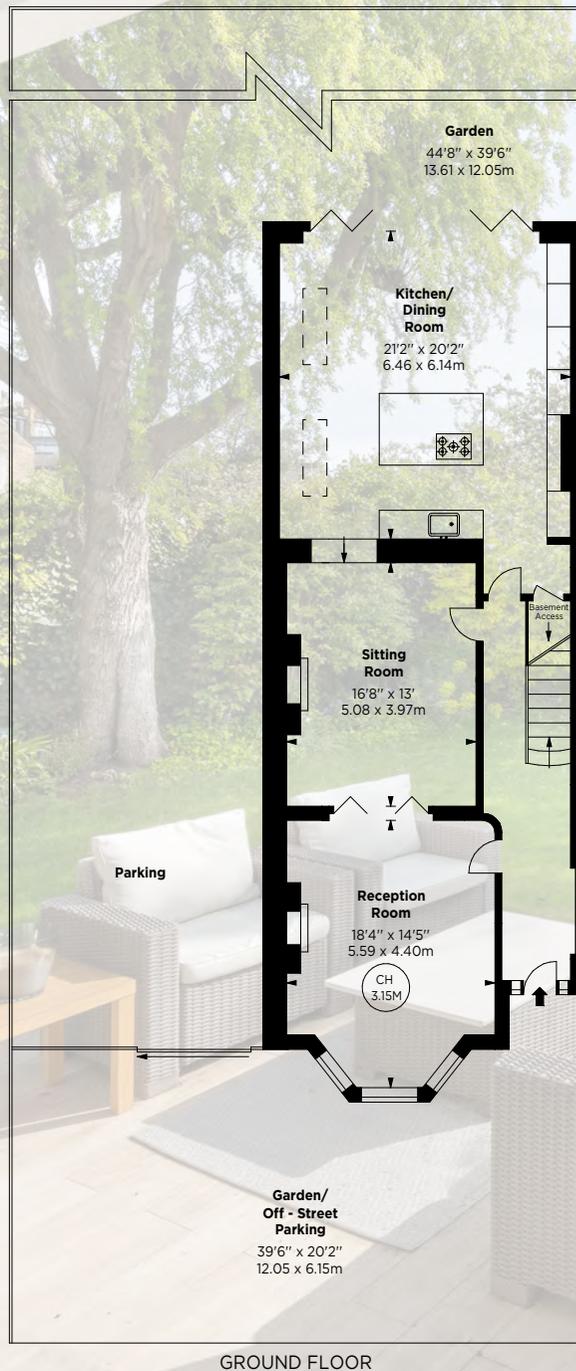


APPROXIMATE GROSS INTERNAL AREA 3,064 SQUARE FEET 284.81 SQUARE METRES

Loft Area 664 Sq Ft - 61.76 Sq M

Total Area 3728 Sq Ft - 346.57 Sq M

Key :
CH - Ceiling Height
⊗ - Under 1.5m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.