

Scarsdale Villas, W8

£5,500,000 Freehold

A semi-detached family home with off-street parking in the one of the most desirable streets in prime Kensington. This charming house has been in the same ownership for 38 years and boasts many original features, the accommodation is generous and could be reconfigured to suit personal requirements, it could also be possible to extend the house significantly, subject to all necessary consents. At present there is a charming entrance hallway, a large double reception room with period features, a cloakroom/WC and study. At garden level is a dining kitchen with AGA, pantry and a separate dining room. On the first floor there is bright principal bedroom, utility room and en-suite bathroom. There are three further bedrooms and a family bathroom on the second floor. The impressive garden is mainly lawn which is surrounded by mature shrubs and can be access via the side access or from the raised ground by the Victorian cast iron spiral staircase which is a pleasant place to sit of an evening. The garden enjoys a great deal of light and privacy. Scarsdale Villas is a well located and is a highly sought-after address, just to the south of Kensington High Street. The beautiful open spaces of both Holland Park and Kensington Gardens are also within easy walking distance of

Kensington Office

13b Stratford Road, London W8 6RF

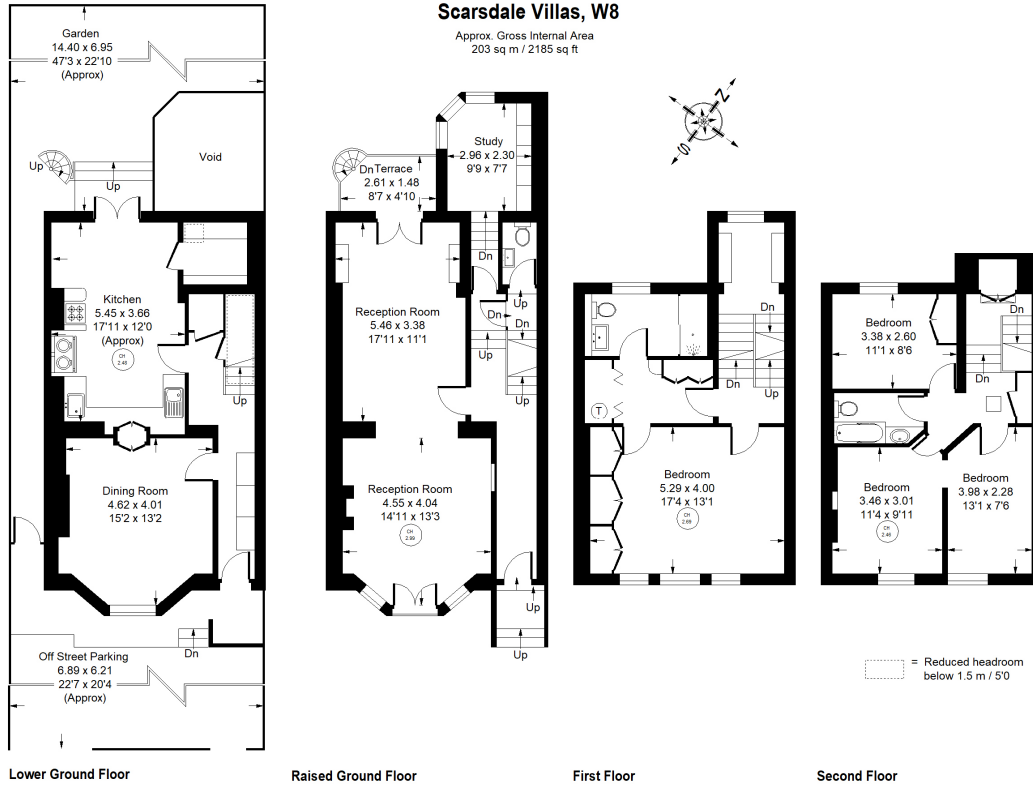
4 Bedrooms | 2 Reception Rooms | 3 Bathrooms

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Approx. Gross Internal Area
203 sq m / 2185 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Scarsdale Villas LONDON W8 6PR	Energy rating E	Valid until: 28 May 2034
		Certificate number: 2682-3038-7205-9274-4204

Property type	Semi-detached house
Total floor area	204 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.