



Kelso Place
KENSINGTON, W8

150 Years
JOHN D WOOD & CO
London, Country & International Property

Kelso Place

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A well-kept and proportioned three to four bedroom terraced house, set over three floors, with a private walled rear garden, and the rare convenience of discretionary off-street parking to the front.

The ground floor has a wide reception hallway leading to an open plan kitchen and dining area with access to the garden. Additionally, there is a cloak room and a garage, with scope for conversion (subject to planning permission).

On the first floor is the reception room, which extends to a sunroom at the back of the property, with a door to a spiral staircase leading down to the garden. The principal bedroom with en-suite bathroom, and two floor to ceiling windows, completes the first floor.

The top floor has the family bathroom and two double bedrooms. The rear bedroom (originally two bedrooms) would easily convert back if required. The property further benefits from a wide open staircase giving the house a light and spacious presentation.

Kelso Place is a secluded cul-de-sac within the Victoria Road Conservation area, off Kensington High Street and close to Kensington Gardens and Hyde Park. Underground station: Kensington High Street (District and Circle Line). The schools of St Mary Abbots Primary and Thomas's are close by.





Asking Price: £2,425,000
Subject to Contract

Local Authority: The Royal Borough
of Kensington and Chelsea

Council Tax Band: H

Tenure: Freehold

Reference: KCS250008

Approximate Gross Internal Area:
1568 Sq. Ft. / 145.7 Sq. M.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 145.7 sq m / 1568 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft) and Garage



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

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