



Argyll Road, W8

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A rare opportunity to acquire an unmodernised property located within the prestigious Phillimore Estate, offering exceptional scope to refurbish, redesign, and add significant value.

Positioned on the highly sought-after Argyll Road, this spacious two-bedroom home extends to approximately 1,056 sq ft and presents an exciting opportunity for buyers seeking a prime Central London project. Rich in character and original charm, the property offers generous proportions, private outside space, and excellent potential to create a superb long-term residence or investment.

The Phillimore Estate is one of Kensington's most desirable residential enclaves, ideally positioned between Holland Park and High Street Kensington within the Royal Borough of Kensington and Chelsea.

The property comprises a substantial reception room filled with natural light through large sash windows, alongside a separate kitchen which provides flexibility for future redesign and modernisation. To the rear, a conservatory overlooks the private outside space and offers excellent potential to be reconfigured or enhanced, subject to the necessary planning permissions and building regulations.

The property further benefits from two well-proportioned bedrooms, a family bathroom, and useful built-in storage throughout. While requiring full refurbishment, the existing layout already provides strong foundations for reconfiguration and enhancement.

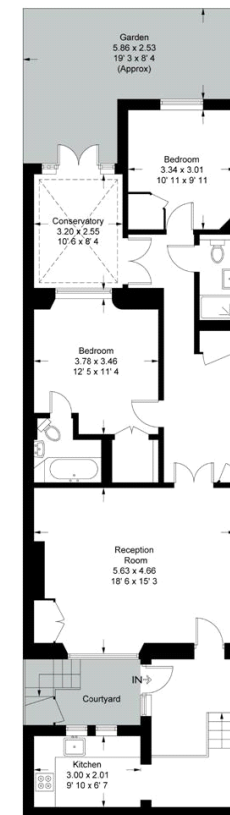
The rear garden is a standout feature, offering a peaceful and versatile outdoor setting with excellent potential for landscaping, entertaining, or creating a tranquil retreat in the heart of Kensington.

Argyll Road is ideally positioned moments from the boutiques, cafés, and restaurants of Kensington High Street and Kensington Church Street. The open green



Argyll Road

Approximate Gross Internal Area = 1056 sq ft / 98.1 sq m



Lower Ground Floor

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