



## **RUSSELL SIMPSON**

A bright freehold house moments  
away from Holland Park

ABINGDON ROAD  
KENSINGTON W8

Abingdon Road

Sold

BEDROOMS 3	INTERNAL 1,358 SQ FT	OUTDOOR —	COUNCIL TAX G
BATHROOMS 3	126 SQM	EPC D	TENURE Freehold



## The Property

End-of-terrace house with front and back gardens, on a picturesque road near Kensington High Street

# Indoor Spaces

Entering the house on the ground floor, the front door opens directly into a spacious reception room running the length of the building. At the back, double French doors open onto a secluded terrace, ensuring this space is filled with light.



img 1

Dining



## Entertaining Spaces

Downstairs is an open-plan kitchen, leading through to a dining area and out onto a patio garden, by way of floor-to-ceiling sliding doors. An overhead skylight brings added brightness into the room, while a folding door separates off the family room on the other side of the kitchen. This space has the potential to be used as a third bedroom, with an ensuite bathroom and a door to the front patio completing the floor.



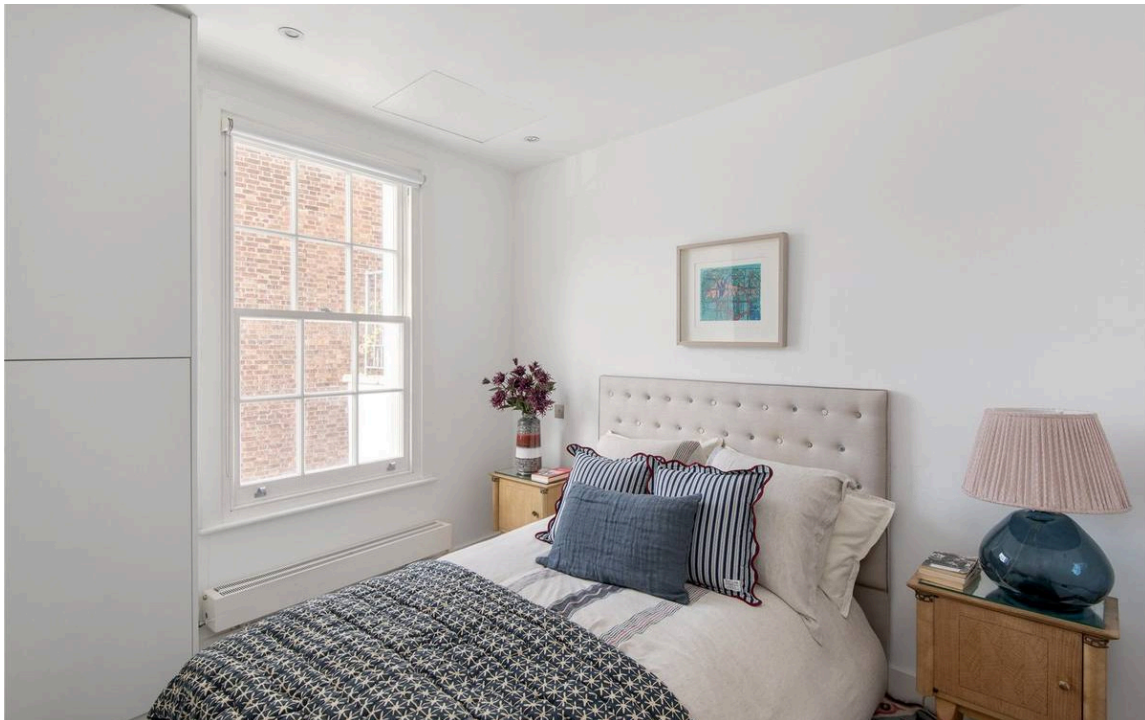
## The Bedrooms

The first floor contains a well-proportioned principal bedroom with large windows, as well as a second bedroom. Furthermore, the two half-landings contain guest loos, while the second floor has a bathroom with a generous bathtub.

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img 1

Principal Bedroom



# The Design

The interior is decorated in a contemporary style, giving a sense of simplicity and calm throughout.



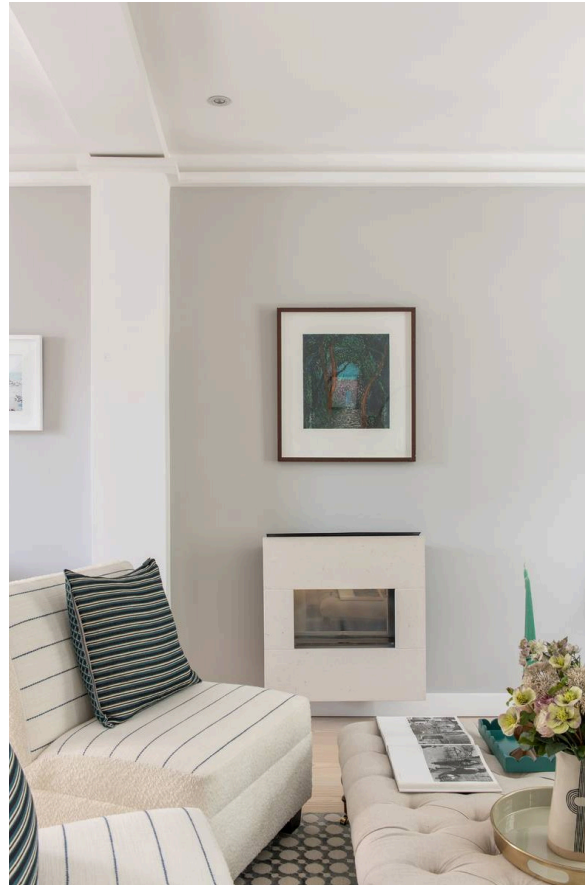
## Outdoor Spaces

The property includes a west-facing patio garden at the rear of the house with enough space for outdoor seating. The house's position at the end of the terrace allows for separate street access to the garden. In addition, there is a front garden separating the property from the street and a first-floor terrace at the rear of the house.



## The Neighbourhood

No.38 is part of a terrace of quaint, cottage-like houses on Abingdon Road. From here, the southern entrance to Holland Park is a short walk away. The Abingdon restaurant and Stratford Village are also close, giving the neighbourhood a strong sense of community. Furthermore, the restaurants, shops and underground station of Kensington High Street are all within easy reach. Finally, the area is well-served with local independent and state schools.



Abingdon Road, W8

**Approximate gross internal area**  
1,358 sq ft / 126.1 sq m  
(includes restricted head height)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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