



RUSSELL SIMPSON

Kensington house with off-street
parking and spectacular roof terrace

ABINGDON ROAD
KENSINGTON W8

Abingdon Road

Sold

BEDROOMS 3	INTERNAL 2,322 SQ FT	OUTDOOR 887 SQ FT	COUNCIL TAX H
BATHROOMS 3	215 SQM	EPC D	TENURE Freehold



The Property

Beautifully designed three-bedroom property with light-filled rooms on a sought-after street close to Holland Park

The property is presented in excellent condition, with a spacious layout and interiors that blend classical and contemporary design. The principal suite offers air conditioning and there is underfloor heating throughout.



Indoor Spaces

Entering the house on the raised ground floor, the front hall opens onto a spacious reception room and study. This room occupies the entire level, with floor-to-ceiling windows at the rear of the room giving open views over the neighbouring gardens and bringing in added brightness.



Entertaining Spaces

The lower ground floor is entirely open-plan, with a kitchen and dining leading through to a family sitting room. French doors and folding doors lead out into the garden, creating a sense of connecting between indoors and out.

img 1

Kitchen

img 2

Family Room





The Bedrooms

The first floor is entirely occupied by the principal suite. This includes a bathroom with bathtub and shower, a spacious bedroom, inbuilt storage, AC and a rear balcony. The second floor contains two more bedrooms, one of them ensuite, the other with a bathroom next door.





Outdoor Spaces

The property includes front drive with off-street parking and a rear patio garden. In addition, there is a first-floor balcony and a roof terrace occupying the entire top floor of the building.

The Neighbourhood

Abingdon Road is a tree-lined street, mostly containing Victorian terrace houses with white stucco dressings. From here, the restaurants, shops and underground station of Kensington High Street are close, while the southern entrance to Holland Park is a short walk away. Finally, the area is well-supplied with private schools for all ages.



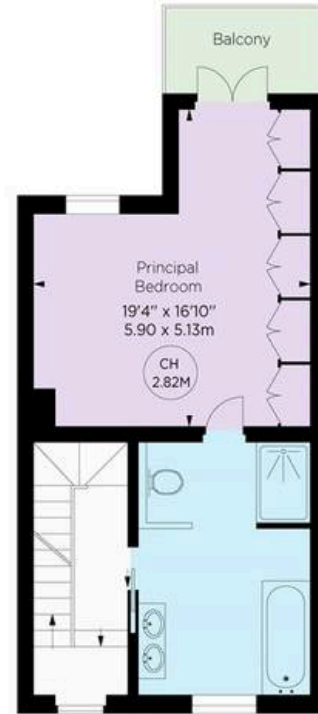
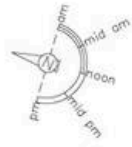
Key :
CH - Ceiling Height



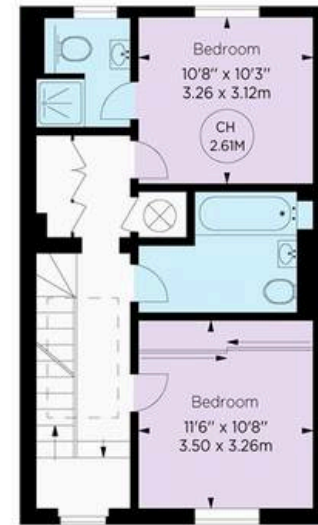
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF TOP

Abingdon Road, W8

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Approximate gross internal area
2322 Sq Ft - 215.71 Sq M

Approximate outdoor area
887 sq ft / 82.42 sq m

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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Photography

* Floorplan for guidance only, not for scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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