

### RUSSELL SIMPSON

Sophisticated three-bedroom house on a sought-after street close to Holland Park

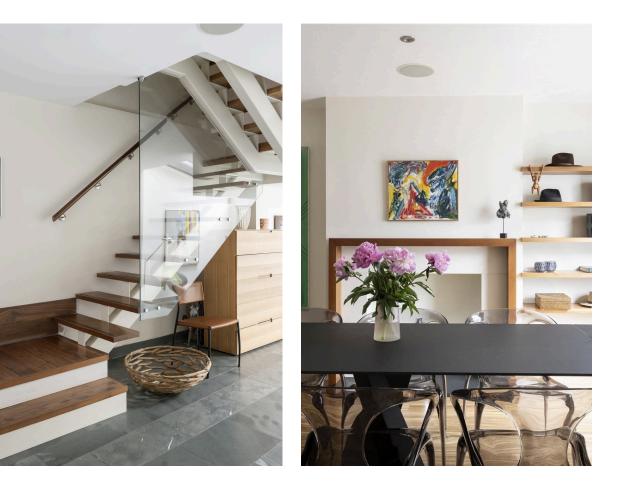
ABINGDON ROAD KENSINGTON W8

# Abingdon Road

# £3,500,000

bedrooms	INTERNAL $2,249$ so ft	outdoor	COUNCIL TAX
3		138 sq ft	RBKC, H
bathrooms	208 бом	epc	tenure
3		D	Freehold

Russell Simpson



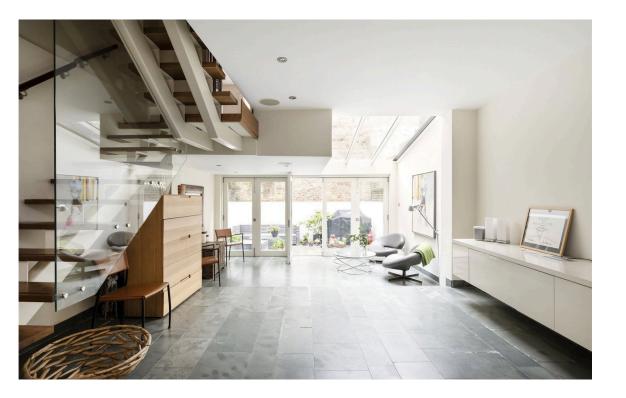
### The Property

Stylish house in Kensington with open-plan living areas and contemporary interiors

Dining Room

Entering the house on the ground floor, the front door opens directly onto a spacious reception room that occupies the entire floor. Currently used as a dining room with informal seating area, the high ceilings and wooden floors give this space a sense of elegance. This floor also contains a guest WC on the half landing.

img 2



## Indoor Spaces

Downstairs is a spectacular open-plan kitchen with central island breakfast bar and a sitting area beyond. Bifolding French doors lead into the garden and a long overhead skylight ensures the room is filled with light throughout the day. The other end of this floor has separate street access and a storage vault.



## The Bedrooms

The first floor is entirely occupied by the principal bedroom suite, including bedroom, walk-in wardrobe and an ensuite bathroom with a bath. There is also a study on the half landing. Finally, there are two more bedrooms and a shared bathroom on the second floor.

img 1	Principal Bedroom	
img 2	Ensuite Bathroom	

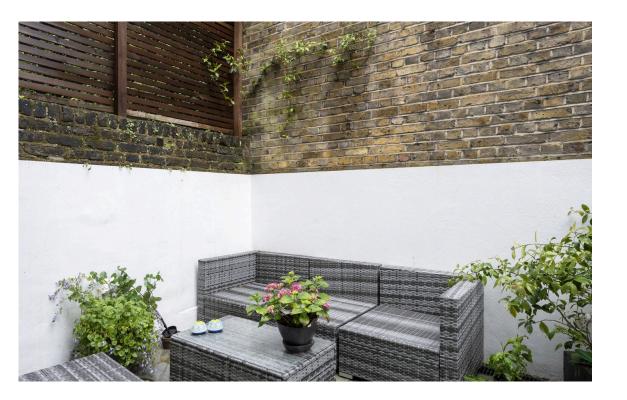
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## The Design

The house has been carefully designed with a contemporary finish for its lower levels to maximise the sense of space and light. The stylish interiors include a feature staircase with wooden steps and open treads leading down to the lower ground floor.



# Outdoor Spaces

The house has a paved patio garden with enough space for outdoor seating and entertaining.

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## The Neighbourhood

Abingdon Road is a delightful Kensington 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.

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#### Abingdon Road, W8

#### Approx Gross Internal Area 2,096 sq ft / 194.7 sq m

Vault 153 sq ft / 4.9 sq m

**Total** 2,249 sq ft / 199.6 sq m

#### RUSSELL SIMPSON



Dn Ub Reception / Dining Room 8.64 x 4.79 284 x 159 (DH) . Up RAISED GROUND FLOOR

Dn Dn Uliity Room / Study 3.03 x 2.48 911 x 8/2 Dn Up Walk In Wardnobe Walk In Wardnobe Hore Sedmom 4.75 x 3.90 157 x 12\*10 ()



FIRST FLOOR

SECOND FLOOR

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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 oheck all dimensions, shapes, and compase bearings before making any decisions refant upon them.

LOWER GROUND FLOOR

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