



## **RUSSELL SIMPSON**

Graceful four-bedroom family home  
on a sought-after street near  
Holland Park

ABINGDON ROAD  
KENSINGTON W8

Abingdon Road

£4,950,000

BEDROOMS 4	INTERNAL  2,181 SQ FT  202 SQM	OUTDOOR  396 SQ FT	COUNCIL TAX  RBKC, H
BATHROOMS 3		EPC D	TENURE Freehold



## The Property

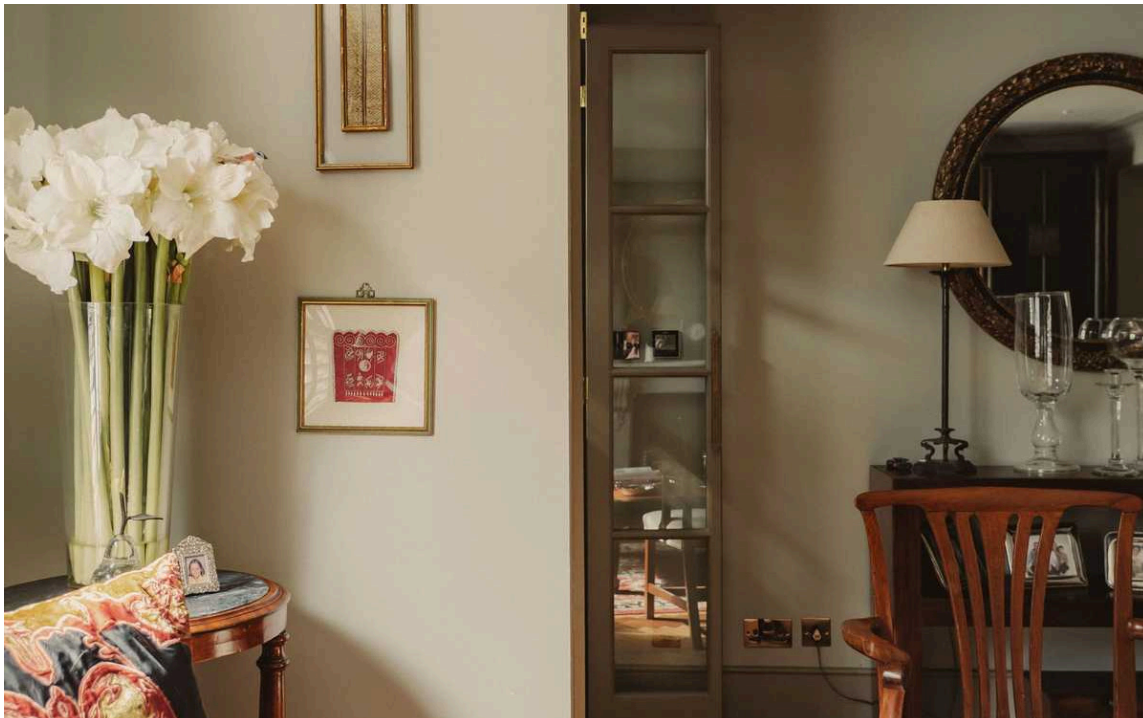
Attractive period house with elegant interiors close to Kensington High Street



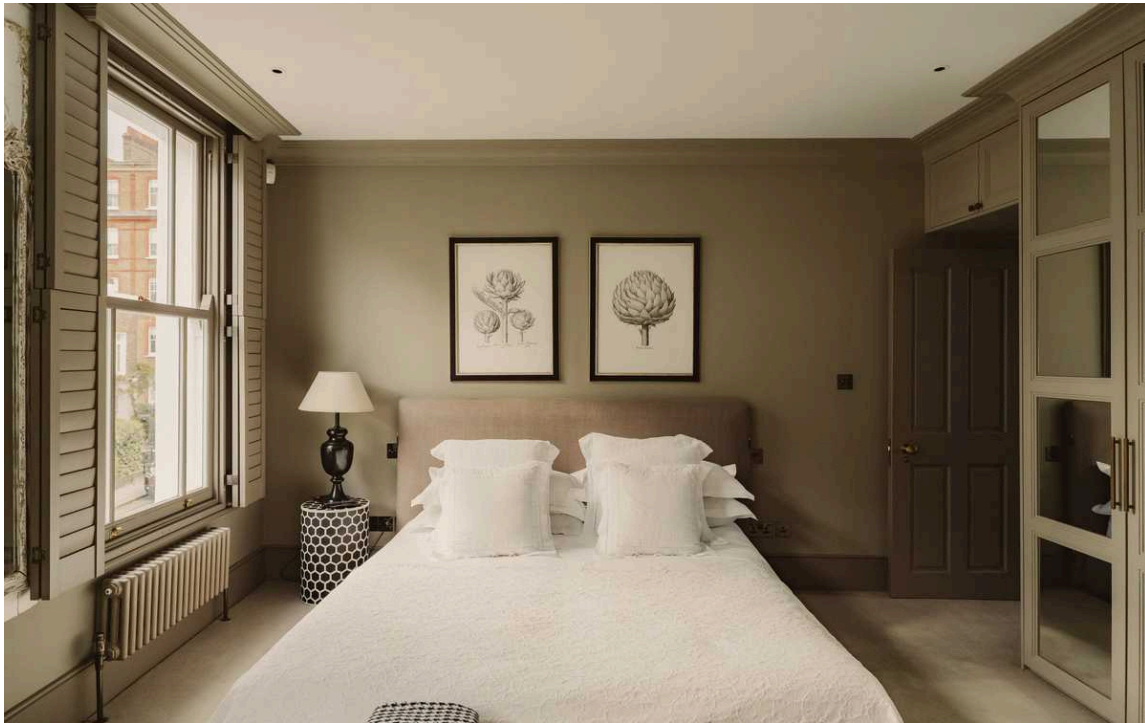
## Indoor Spaces

Stepping into the house on the upper ground floor, the front foyer opens onto a generous reception room. As well as an attractive fireplace, French doors open onto a rear terrace and combine with the front window to create a double aspect. Furthermore, this floor features a study on the half-landing.

The lower ground floor consists of a kitchen with a central island breakfast bar, flowing through to a dining room. There is also a family sitting room with sliding doors leading out onto the patio garden. A utility room and a guest WC complete this level.







## The Bedrooms

The first floor features a principal bedroom with ensuite bathroom and inbuilt storage space. There is also a second bedroom with a bathroom on the half landing. The second floor offers two more bedrooms, sharing a bathroom.



## The Design

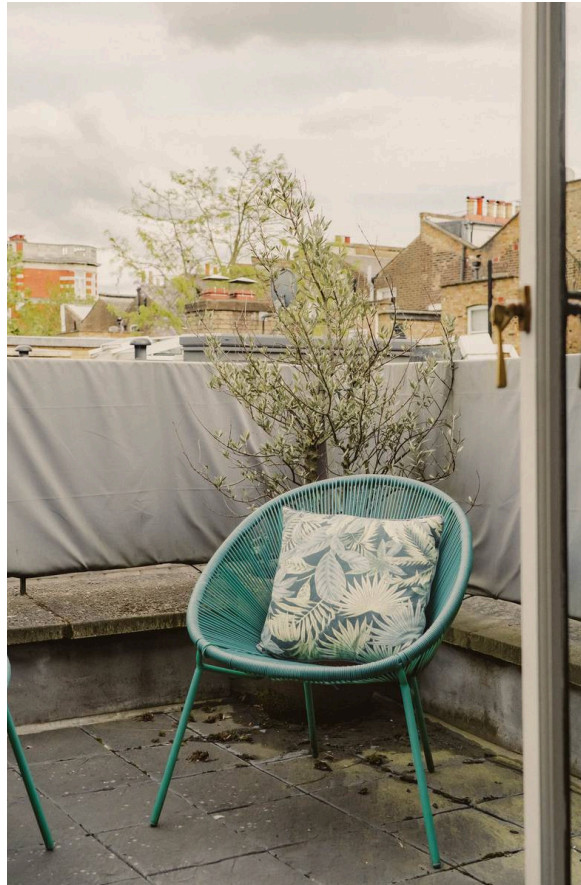
The property is decorated in a sophisticated style combining traditional decorative details with contemporary comfort and convenience. It is presented in excellent condition, with Walking On Wood flooring and underfloor heating for the lower two levels.





## Outdoor Spaces

The property includes a paved patio garden with an electric awning and enough space for outdoor seating. It also has a pair of rear terraces, one with rooftop views, and an outdoor storage vault.





## The Neighbourhood

Abingdon Road is a tree-lined street filled with stucco-fronted Victorian terrace houses. From here, the restaurants, shops and underground station of Kensington High Street are all close, while the southern entrance to Holland Park is a short walk away.



# Abingdon Road, W8

## Approximate Internal Area

2,181 sq ft/ 203 sq m

## Including limited use area and vault

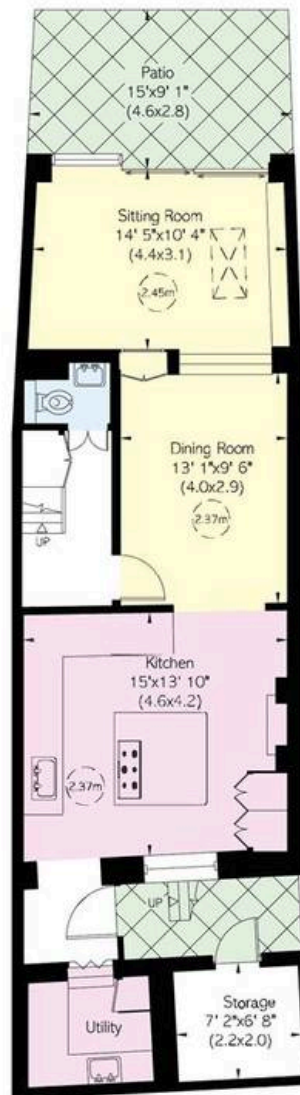
57 sq ft/ 5 sq m

## Outside Area

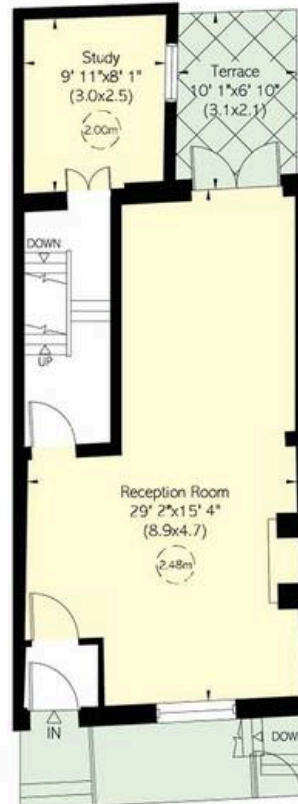
396 sq ft/ 37 sq m

**RUSSELL  
SIMPSON**

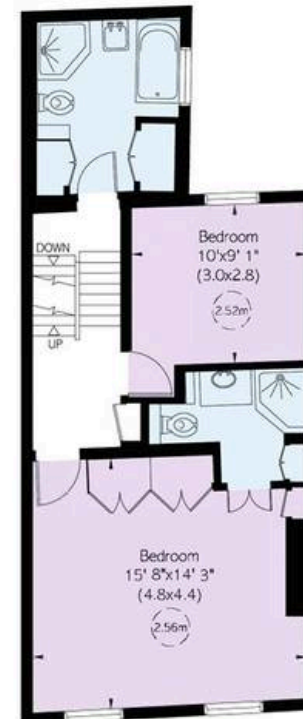
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



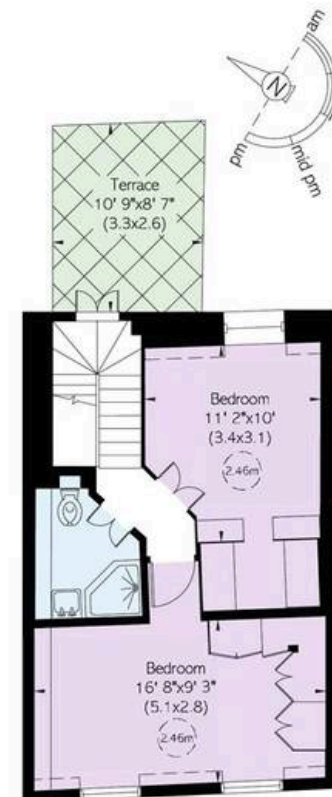
Lower Ground Floor



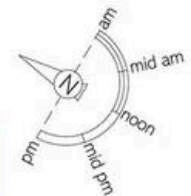
Upper Ground Floor



First Floor



Second Floor



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## Contact Us

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