



RUSSELL SIMPSON

Beautiful three bedroom flat with
roof terrace near the restaurants
and cafes of Brook Green

AYNHOE ROAD
BROOK GREEN W14

Aynhoe Road

Sold

| | | | |
|-----------------------------|-------------------------|----------------------|------------------------------|
| BEDROOMS 3 | INTERNAL 1,210 SQ FT | OUTDOOR 104 SQ FT | COUNCIL — |
| BATHROOMS 2 | 112 SQM | EPC E | COUNCIL TAX E |
| TENURE Share of freehold | LEASE LENGTH — | GROUND RENT — | SERVICE CHARGE £1,061 P/Y |



The Property

Light and airy duplex flat on a tree-lined street within walking distance of Kensington Olympia.



Indoor Spaces

The flat is centred on a well-proportioned reception room that occupies the second floor. This includes an open-plan kitchen, as well as separate dining and seating areas. Furthermore, a row of south-east facing sash windows fill this space with light.

img 2

Kitchen





The Bedrooms

The third floor is entirely occupied by a generous bedroom with an ensuite bathroom including a bath. Overhead skylights offer added brightness, while a French door leads out onto the roof terrace. In addition, there are two more bedrooms on the half-landings, one of them with a bathroom next door.

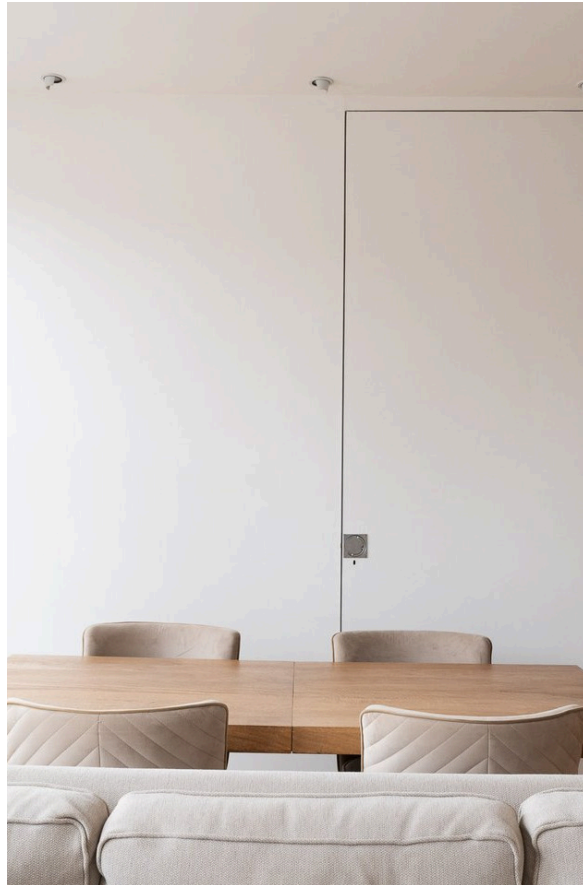
img 1

Principal Bedroom



The Design

The flat is decorated in a contemporary style with wooden floors and surfaces creating warm spaces. It is presented in good condition and accessed via a door on the first floor.

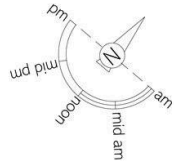




The Neighbourhood

The flat features a roof terrace with wooden decking and enough space for outdoor eating. Its north-west orientation catches the afternoon light.

Aynhoe Road is an attractive street lined with trees and red-brick terrace houses with stucco dressings. It is midway between the village-like expanse of Brook Green and the growing number of restaurants, shops and independent boutiques found on Blythe Road. In addition, Kensington Olympia station is a short walk away, while Hammersmith station is also nearby.



Aynhoe Road, W14

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Approximate Internal Area

1,210 sq ft / 112 sq m

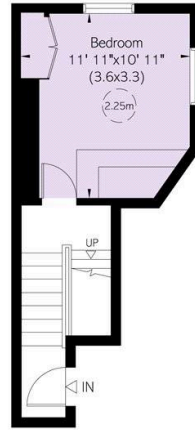
Including limited use area

93 sq ft / 9 sq m

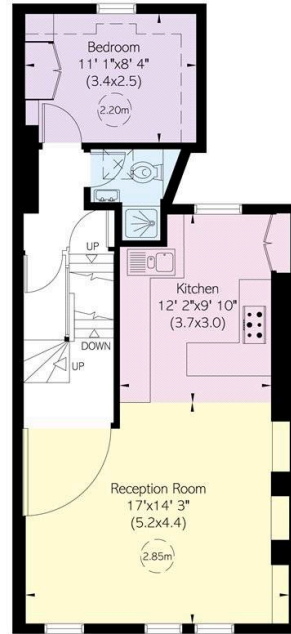
Outside Area

104 sq ft / 10 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.



First Floor



Second Floor



Third Floor

**RUSSELL
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