



## **RUSSELL SIMPSON**

Newly developed two-bedroom flat  
with sophisticated interiors on an  
artistic address

BEDFORD GARDENS  
KENSINGTON W8

Bedford Gardens

£1,150,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>572 <small>SQ FT</small></div> <div>53 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>E</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>172 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£2,500 <small>P/Y</small></div>

# The Property

Bright and beautiful flat in an end-of-terrace townhouse close to Hillgate Village

Stepping into the flat on the first floor, the front hall leads into the well-proportioned reception room. Two full-length French windows open onto Juliet balconies, while a double aspect floods this space with light. Furthermore, the room flows through to a convenient kitchen.





## Indoor Spaces

The flat also contains a pair of bedrooms. One of the bedrooms has an ensuite bathroom, while the other has a bathroom with a bath next door. Both rooms offer inbuilt wardrobe space, and a utility cupboard completes the layout.

The residence is newly developed and presented in excellent condition. It has been decorated in a calm, contemporary style, with wooden floors and brass detailing that add to the sense of sophistication.







## The Neighbourhood

The flat occupies an end-of-terrace townhouse with a white-stucco façade.

Bedford Gardens is an attractive street in Kensington lined with a mix of Georgian terraces and semi-detached low-built townhouses. Historically, it had been home to numerous painters and artists, many of them using the studios at No.77.

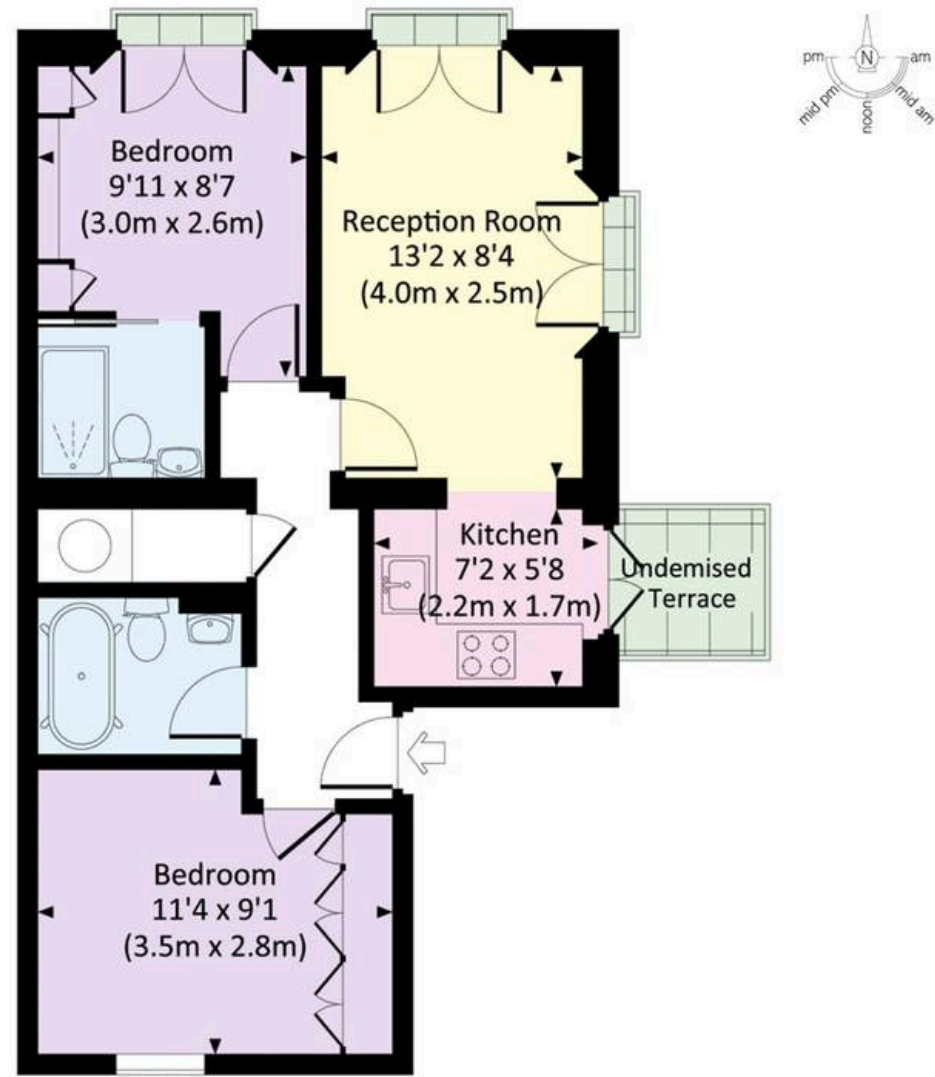
Today, the street is conveniently located. Notting Hill Gate underground station is a short walk away, along with the neighbourhood's many restaurants and shops, while the open spaces of Holland Park are also nearby.

Bedford Gardens,  
W8

**Approx Gross Internal Area**  
572 sq ft / 53.1 sq m

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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.



FIRST FLOOR

**RUSSELL  
SIMPSON**

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