RUSSELL SIMPSON

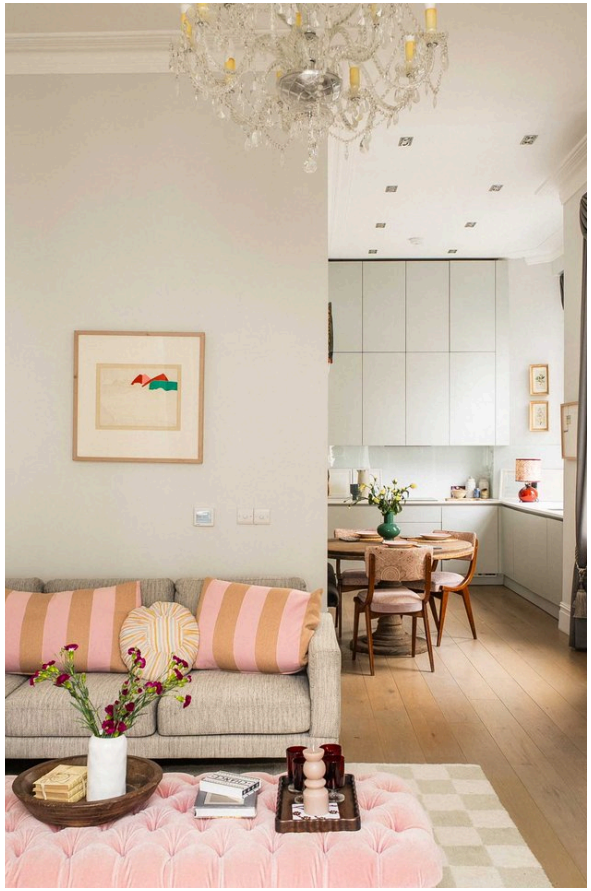
Delightful two-bedroom duplex flat in Kensington with bright and lofty reception room

CAMPDEN HILL GARDENS
KENSINGTON W8

Campden Hill Gardens

£1,300,000

BEDROOMS 2	INTERNAL 905 SQ FT 84 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 988 YEARS	GROUND RENT —	SERVICE CHARGE £3,156 P/Y



The Property

Beautiful flat with spacious interiors in an impressive building close to both Kensington High Street & Notting Hill Gate

This end-of terrace flat has bay windows on two sides, offering a double aspect and filling the rooms with light. It is presented in good condition with underfloor heating in the bathrooms and ground-floor reception room.

Indoor Spaces

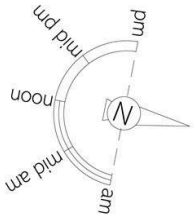
Entering the flat on the ground floor, the front hall leads through to a generous living area. This includes an open-plan kitchen with modern units and a breakfast area, flowing through to a large reception room. This room has high ceilings, wooden floors and an ornamental fireplace, adding to the sense of elegance and space. This floor also includes a utility room on the half-landing.

The Bedrooms

The lower ground floor features a principal bedroom with an ensuite bathroom and inbuilt wardrobe space. The second bedroom has a bathroom next door with a bath and its own storage space.

The Neighbourhood

The flat is part of an impressive Victorian townhouse with a recently refurbished façade. It occupies a quiet residential street lined with attractive terrace houses set back from the road. From here, the restaurants, shops and underground station of Notting Hill Gate are within easy reach. In addition, the open spaces of Holland Park are a short walk away.



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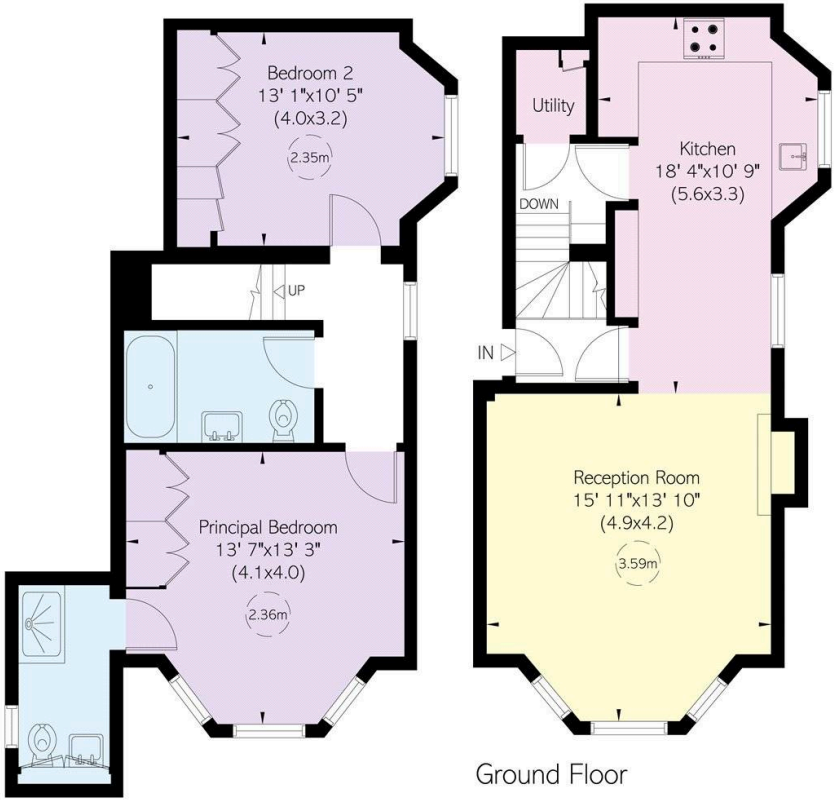
Approximate Internal Area
905 sq ft/ 84 sq m

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.



Lower Ground Floor

Ground Floor

RUSSELL
SIMPSON

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