



RUSSELL SIMPSON

Exceptionally wide three bedroom family home with expansive views, garage and off-street parking for two cars

CAMPDEN HILL SQUARE
KENSINGTON W8

Campden Hill Square

Sold

BEDROOMS 3	INTERNAL 2,939 SQ FT 273 SQM	OUTDOOR 2,407 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 2		EPC E	TENURE Freehold



The Property

Spacious house with opulent interiors and superb south-facing garden on a prestigious and historic square

Stepping into the house on the ground floor, the foyer opens onto a large and attractive front hall. Beyond is a kitchen with a utility cupboard, a dining area and south-facing double French doors that open onto the garden. This floor also features a guest WC and a garage, and unlike many properties in the neighbourhood, has no square footage below ground.

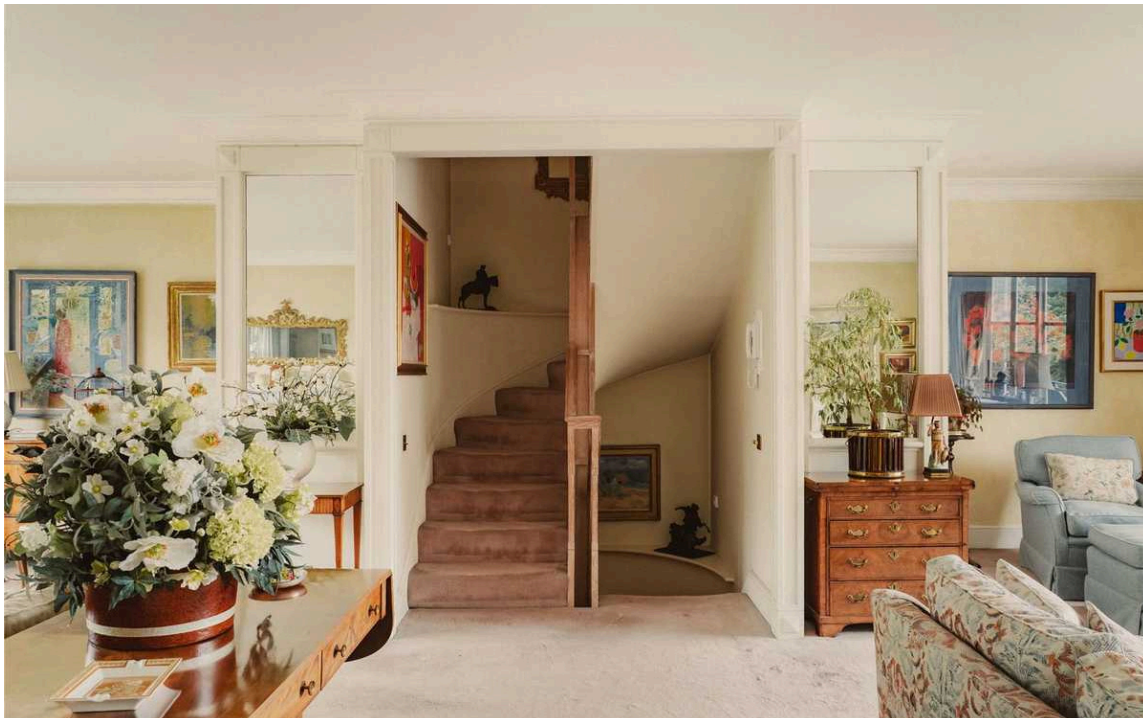
The first floor is entirely occupied by a generous double reception room. Wide windows at the front and rear fill this space with light, while double French doors give access to two separate balconies.

The second floor offers a pair of bedrooms both sharing a bathroom. One features a flexible space that could be used as a study or dressing room. Furthermore, the third floor is entirely occupied by the principal bedroom suite, with a generous bathroom featuring a bath, two sinks and considerable storage.

The bedrooms have unusually good ceiling height, as well as spectacular and far-reaching rooftop views from the front of the house, along with delightful garden views from the rear. Otherwise, this beautifully maintained house is decorated in a traditional style that suits the historic setting.

The property includes a superb south-facing garden with planted borders and an unusually long lawn, originally designed and laid out by celebrated garden designer Penelope Hobhouse. It can be accessed from a paved patio with plenty of space for outdoor eating.

The house is set back from the street with a paved front garden, giving access to the garage and further two parking spaces.



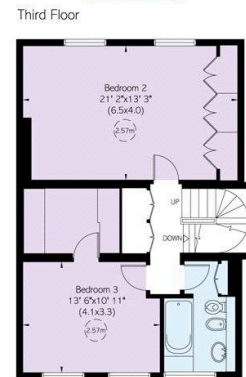
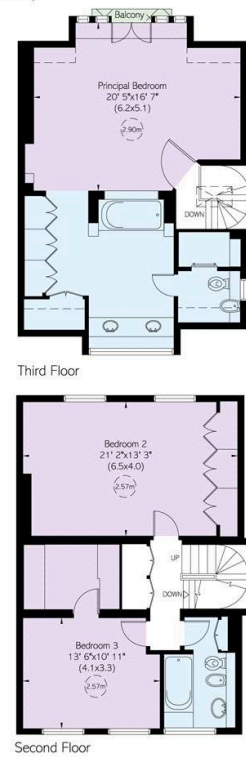
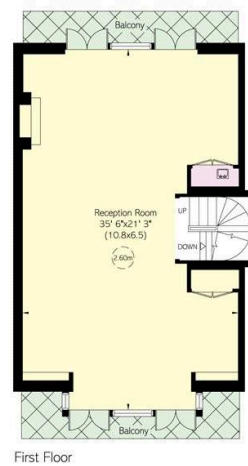
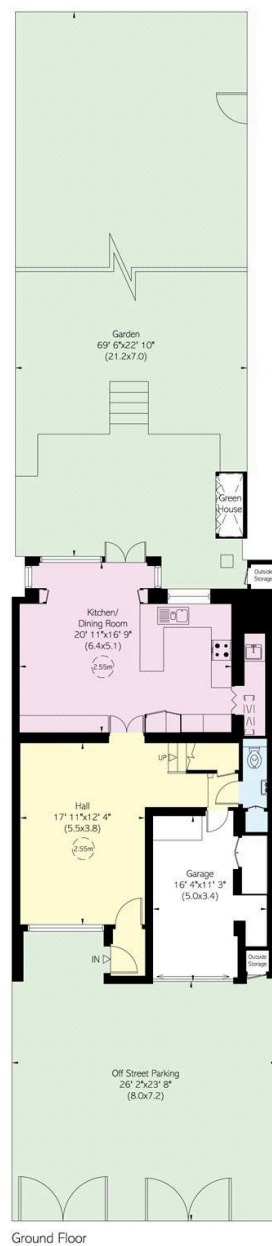
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Reception Room

The Neighbourhood

Campden Hill Square is one of the most historic squares in the neighbourhood, dating back to 1832. Celebrated residents have included the religious writer Evelyn Underhill and the war poet Siegfried Sassoon.

The square is a short walk away from Holland Park underground station, and the open spaces of Holland Park itself. In addition, the restaurants of Notting Hill are nearby, as well as the exclusive shops of Kensington High Street. The area is all well-served with independent schools.



Campden Hill Square, W8

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Approximate Internal Area

2,939 sq ft/ 273 sq m

Including limited use area
and outside storage

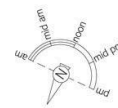
48 sq ft/ 4 sq m

Outside Area
2.408 sq ft/seat

2,408 sq ft/ 224 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.

Reduced head height below 1.5m



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