

RUSSELL SIMPSON

Two bedroom duplex flat in Notting
Hill with astonishing views over west
London

CAMPDEN HILL TOWERS
NOTTING HILL W11

Campden Hill Towers

£775,000

BEDROOMS 2	INTERNAL 705 SQ FT	OUTDOOR 63 SQ FT	COUNCIL RBKC
BATHROOMS 1	65 SQM	EPC D	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 123 YEARS	GROUND RENT —	SERVICE CHARGE £7,542 P/Y

The Property

Conveniently positioned duplex flat with west-facing balcony and light-filled rooms

Entering the flat on the seventeenth floor, the front hall flows through to a well-proportioned reception room. This is a bright space, thanks to west-facing floor-to-ceiling windows that catch the afternoon sun. And, given the property's position near the top of the building, it enjoys exceptional views over the leafy neighbourhoods of Holland Park.





Indoor Spaces

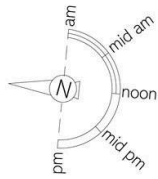
The flat includes a west-facing balcony, sharing the beautiful views over London.

The reception room communicates directly with a fitted kitchen. Upstairs, a pair of bedrooms share a bathroom with a bath. The property has wooden floor throughout, adding to the sense of brightness and calm.



The Neighbourhood

Campden Hill Towers is conveniently positioned in the heart of Notting Hill. A modern building, it features both a lift and a concierge. From here, the underground station is close, while the neighbourhood's many restaurants and shops are also within easy reach. Finally, the open spaces of Kensington Gardens are a short walk away.

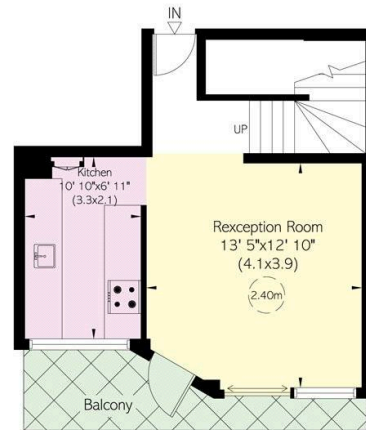


Campden Hill Towers, W11 **RUSSELL SIMPSON**

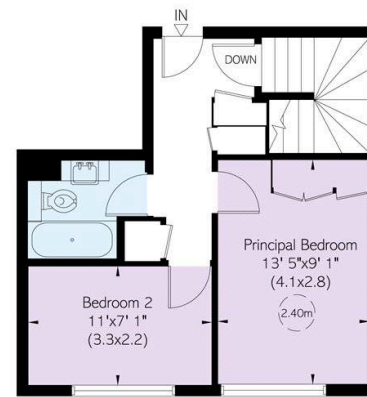
Approximate Internal Area
705 sq ft/ 65 sq m

Outside Area
64 sq ft/ 6 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.



Seventeenth Floor



Eighteenth Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

kensington@russellsimpson.co.uk