



RUSSELL SIMPSON

Beautifully designed four bedroom
house in Kensington with
southfacing garden

CAMPDEN STREET
KENSINGTON W8

Campden Street

£6,250,000

BEDROOMS 4	INTERNAL 2,948 SQ FT	OUTDOOR 337 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 5	273 SQM	EPC C	TENURE Freehold



The Property

Unusually wide house with bright interiors on an attractive street close to Notting Hill Gate.

Entering the house on the ground floor, the front hall leads through to a wide living area. This includes an open-plan kitchen with a central island breakfast bar, as well as separate dining and seating areas. In addition, this floor provides a bedroom or study with an ensuite bathroom.





Indoor Spaces

The lower ground floor is occupied by a generous reception room that is currently used as a family television room and study. This floor also contains a utility room, storage space and a guest WC.





The Design

The property is designed in a contemporary style and presented in excellent condition. The entire house offers underfloor heating.



The Bedrooms

The first floor features a pair of bedrooms, one of them ensuite, the other with a bathroom opposite. Meanwhile, the second floor offers a well-proportioned principal bedroom, flooded with light from south-facing windows and overhead skylights. Next door is a bathroom with a bath.





Outdoor Spaces

The paved rear garden has enough space for outdoor seating and a barbeque station for hosting in the summer.

The Neighbourhood

Campden Street is a quiet road lined with picturesque, cottage-like houses. From here, Notting Hill Gate station is close, and so too the neighbourhood's many desirable restaurants and shops.

In addition, the popular Notting Hill farmers' market takes place every weekend at the nearby Fox primary school. Finally, the open spaces of Kensington Gardens are within easy reach.

Campden Street, W8

**RUSSELL
SIMPSON**

Approximate Internal Area
2,948 sq ft / 274 sq m

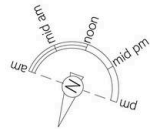
Including limited use area

153 sq ft / 14 sq m

Outside Area

338 sq ft / 31 sq m

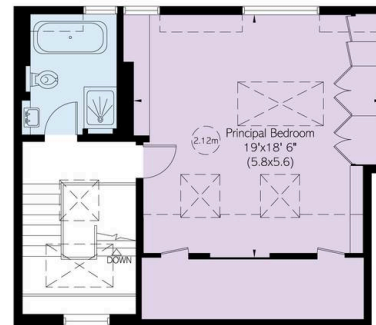
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



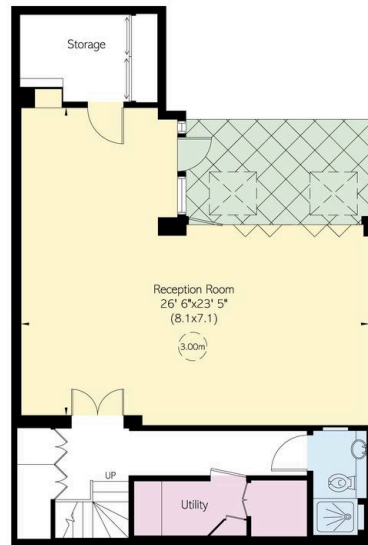
Reduced head height below 1.5m



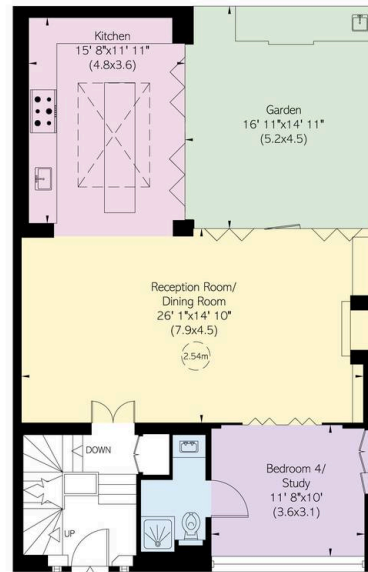
First Floor



Second Floor



Lower Ground Floor



Ground 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