



## **RUSSELL SIMPSON**

Elegantly designed two-bedroom flat  
with balcony close to Kensington  
High Street

CHENISTON GARDENS  
KENSINGTON W8

# Cheniston Gardens

# Sold

BEDROOMS 2	INTERNAL 851 SQ FT	OUTDOOR 53 SQ FT	COUNCIL RBKC
BATHROOMS 2	79 SQM	EPC C	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 137 YEARS	GROUND RENT —	SERVICE CHARGE £2,400 P/Y

## The Property

Beautiful flat with high ceilings and stylish interiors on a quiet but sought-after street

This first-floor flat is centred on a generous front reception room with unusually high ceilings. It includes an open-plan kitchen, as well as separate dining and seating areas. Furthermore, a broad bay window and full-length French doors ensure this space is filled with light.





## Indoor Spaces

The property was renovated to a high standard by the current owners. Its carefully designed interiors blend classic and contemporary details to accentuate the flat's lofty proportions and historic setting.



## The Bedrooms

Beside the kitchen is a bedroom with an ensuite bathroom and inbuilt storage space. A second bedroom can be found on the half landing, with a bathroom next door that includes a bath. The entrance to this flat is on the ground floor creating a wonderful sense of privacy.



## Outdoor Spaces

The flat includes a front balcony with a tiled floor, raised planters and enough space for outdoor seating.



## The Neighbourhood

Cheniston Gardens is a quiet street in Kensington, lined with terraces of Victorian houses built between 1879 and 1882 in the Italianate style. From here, the restaurants, shops and underground station of Kensington High Street are all close. In addition, both Holland Park and Kensington Gardens are within walking distance.

# Cheniston Gardens, W8

**Approximate Internal Area**  
851 sq ft/ 79 sq m

**Outside Area**  
53 sq ft/ 5 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.





**RUSSELL  
SIMPSON**

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