

## **RUSSELL SIMPSON**

Brand new Kensington flat with  
access to pool, gym and cinema

COE HOUSE  
KENSINGTON W14

Coe House

£785,000

BEDROOMS 1	INTERNAL 636 SQ FT	OUTDOOR 50 SQ FT	COUNCIL RBKC
BATHROOMS 1	59 SQM	EPC B	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE —

# The Property

One-bedroom flat with terrace in a unique residence with exceptional facilities for those in the later stages of life

Upon entering the flat on the first floor, an entrance hall connects the main rooms of the property. On one side is large reception room with an open-plan kitchen, as well as separate seating and dining area. In addition, a French door opens out onto the terrace, with floor to ceiling windows either side.



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img 1

Terrace

img 2

Kitchen



## Indoor Spaces

This property is part of Coe House, which has lift access to every floor. It is designed in a contemporary fashion, but with a classical sense of style, and can be furnished at an additional cost.

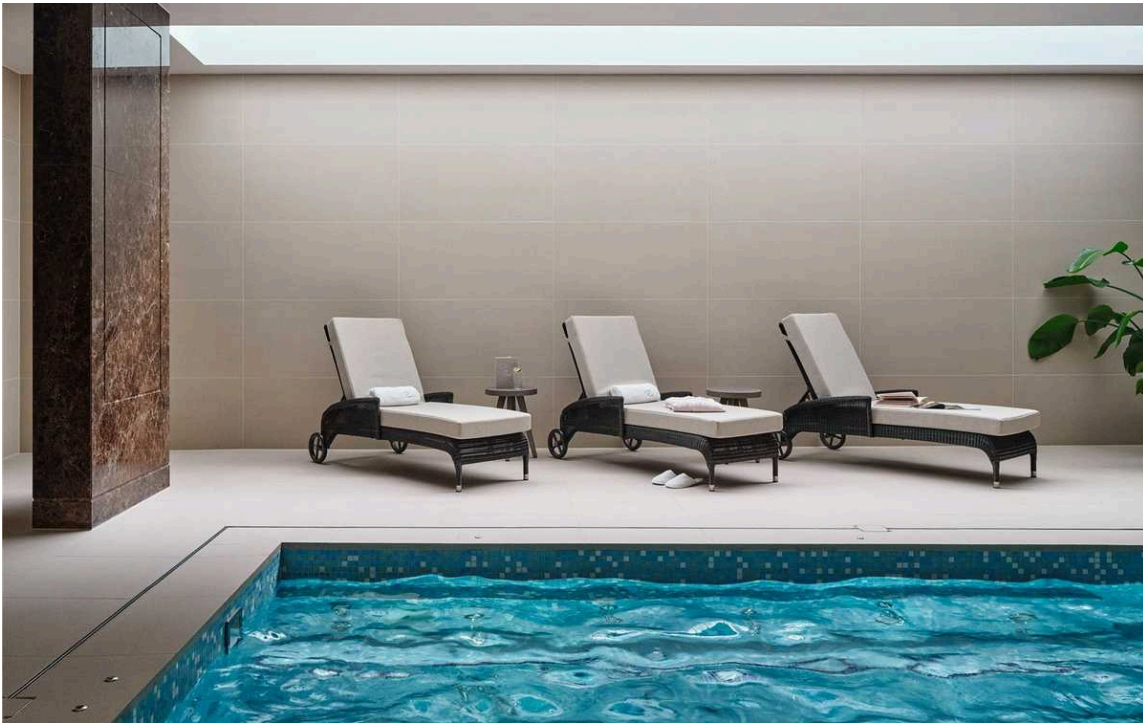
On the opposite side of the flat is a bedroom with built-in storage and an ensuite bathroom with a walk-in shower and bath. In addition, there is a guest loo, a utility cupboard, and further storage space.





## Outdoor Spaces





## Riverstone Living

Riverstone provides the independence your own flat and the support of assisted living, with a club-like atmosphere and a welcoming community.

Riverstone is a unique residence available for those aged 65 or over. The Kensington site contains two swimming pools, a restaurant, a bar, a library, an exercise studio, meeting rooms, a private cinema and landscaped gardens. Off-street parking is also available at an additional cost, as well as a full concierge service.

Please note that photos are generic photos of a one bedroom show flat in the building.



img 1

Hydrotherapy Pool

img 2

Restaurant





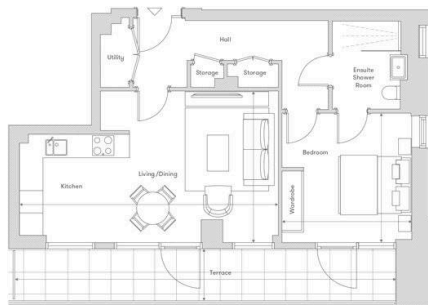
## The Neighbourhood

Riverstone Kensington is a short walk away from Earl's Court and West Kensington underground stations. In addition, the open spaces of Holland Park are close, as well as the restaurants and shops of Kensington High Street.



# Apartment 10

1 bedroom 1 bathroom  
Coe House – 1st Floor



### Dimensions

<b>Internal Area (NSA):</b>	59.1m <sup>2</sup>	636ft <sup>2</sup>
<b>Living/Dining/Kitchen:</b>	7.18m x 4.29m	23' 7" x 14' 1"
<b>Bedroom:</b>	3.60m x 3.67m	11' 10" x 12' 1"
<b>Terrace:</b>	1.44m x 10.58m	4' 9" x 34' 9"

### Locator



Coe House  
1st Floor

Plans are not to scale. Measurements are approximate.



**RUSSELL  
SIMPSON**

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## Contact Us

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