



## **RUSSELL SIMPSON**

Modern two bedroom flat in West  
Kensington with pool, gym and  
parking

COE HOUSE  
KENSINGTON W14

# Coe House

£1,150,000

BEDROOMS 2	INTERNAL 922 SQ FT	OUTDOOR 16 SQ FT	COUNCIL RBKC
BATHROOMS 2	85 SQM	EPC B	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE —



## The Property

Brand new flat with two terraces in a unique residence with exceptional facilities for those in the later stages of life

Entering the property on the third floor, the front hall opens onto the main rooms of the flat. The large reception room includes an open-plan kitchen, as well as space for separate dining and seating areas. It also benefits from floor-to-ceiling windows, while a French door leads out onto the terrace.

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img 1

Bedroom

img 2

Terrace



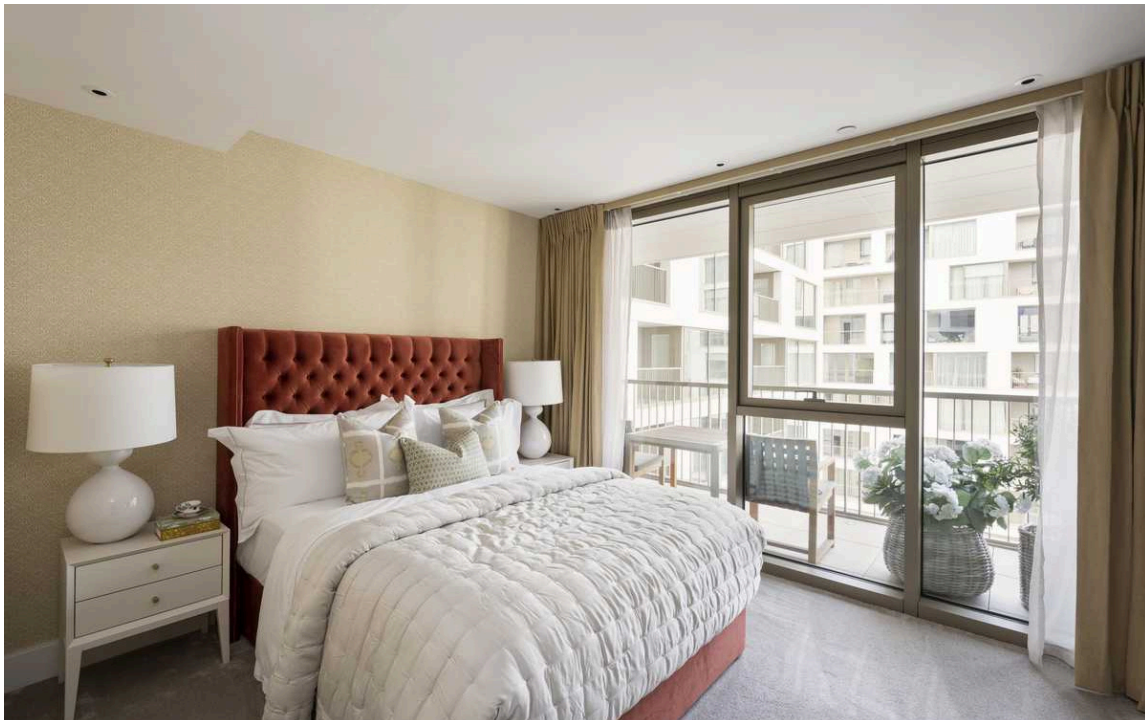




## Indoor Spaces

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.

The principal bedroom includes an ensuite bathroom with bath and shower, as well as built-in storage and a French door leading out onto a second terrace. There is another bedroom, with built-in storage, and a shower room and utility room opposite. Both terraces face south-east, meaning the main rooms benefit from sunlight for much of the day.







## Riverstone Living

Riverstone provides the independence of 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 the photos are generic photos of a two bedroom show flat in the building.



# The Neighbourhood

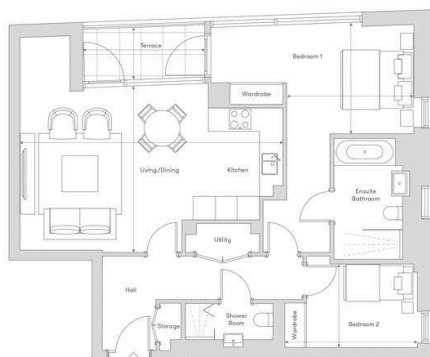
Riverstone Kensington is a short walk away from Earl's Court and West Kensington underground stations. In addition, the open spaces of Holland Park are close, as well as the restaurants and shops of Kensington High Street.



# Apartment 19

2 bedroom 2 bathroom

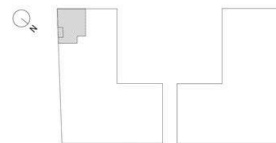
Coe House - 2nd Floor



### Dimensions

<b>Internal Area (NSA):</b>	85.7m <sup>2</sup>	922ft <sup>2</sup>
<b>Living/Dining/Kitchen:</b>	7.30m x 4.70m	23' 11" x 15' 5"
<b>Bedroom 1:</b>	3.53m x 3.17m	11' 7" x 10' 5"
<b>Bedroom 2:</b>	2.31m x 3.68m	7' 7" x 12' 1"
<b>Terrace:</b>	1.49m x 3.39m	4' 11" x 11' 1"

### Locator



Coe House  
2nd Floor

Plans are not to scale. Measurements are approximate.

**RUSSELL  
SIMPSON**

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