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# Attractive three-bedroom apartment moments from High Street Kensington

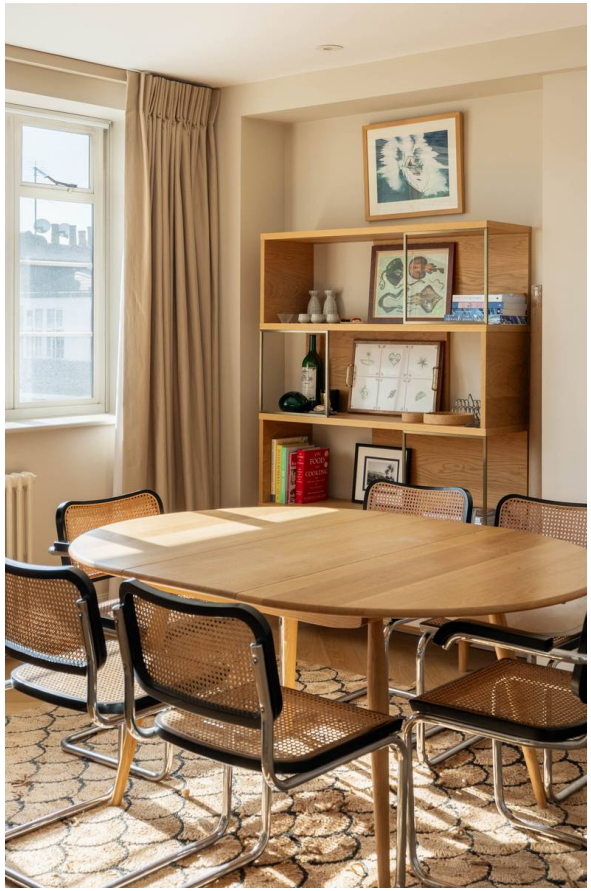
COTTESMORE COURT
KENSINGTON W8

# Cottesmore Court

£1,995,000

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|---|---|---|---|
| BEDROOMS<br>3 | INTERNAL<br>1,487 SQ FT<br>138 SQM | OUTDOOR<br>— | COUNCIL<br>RBKC |
| BATHROOMS<br>2 | | EPC<br>C | COUNCIL TAX<br>G |
| TENURE<br>Share of freehold | LEASE LENGTH<br>944 YEARS | GROUND RENT<br>£50 P/Y | SERVICE CHARGE<br>£8,919 P/Y |



# The Property

A well-presented lateral apartment offering well-proportioned, light-filled rooms and porterage.

Entering the apartment on the fourth floor, a wide hallway leads through to the reception room. This generous space benefits from two large windows that fill it with natural light, as well as parquet flooring. A fireplace with mantel forms a focal point, flanked by built-in bookshelves. Furthermore, a designated dining area creates a modern, flexible living space.



# Indoor Spaces

The kitchen features fitted white cabinetry with integrated ovens and a gas hob, complemented by a stainless-steel sink and open shelving. Grey tiled flooring and recessed lighting give the space a sleek, contemporary finish, with a window bringing in additional light. There is also a highly practical utility room with separate washing machine and tumble dryer, as well as storage and a sink.





# The Bedrooms

The principal bedroom is found to the front of the property, with excellent built-in storage and an en-suite bathroom. The second to the rear similarly with built in storage and a peaceful roof top view, and the third – currently used as a study, but with storage and ample space for use as a double bedroom.The family bathroom is well-appointed with a double vanity beneath a large mirror, alongside a bath with a glass-partitioned shower. There is also a separate guest W/C, with hardwood flooring in the living areas and hallways, and with the added benefit of a lift and porterage, this property offers an incoming purchaser an excellent opportunity for quiet, but centrally located London living.



# The Neighbourhood

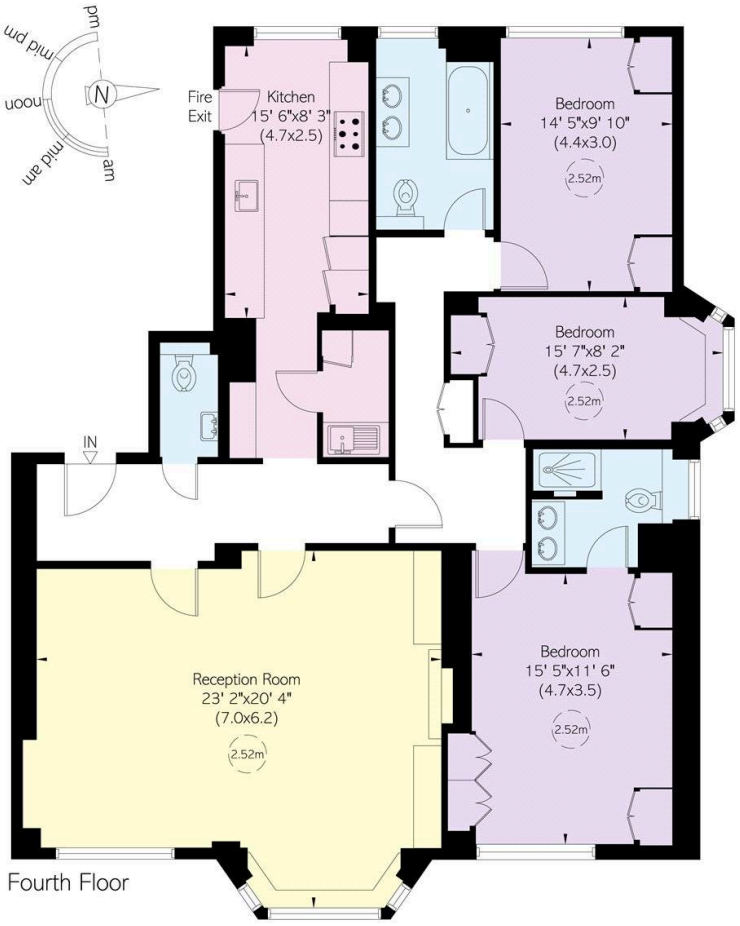
Cottesmore Court is situated within easy reach of High Street Kensington and Gloucester Road stations, served by the District and Circle lines. The surrounding streets offer upmarket boutiques, restaurants and shops along Kensington High Street, while the open spaces of Kensington Gardens, Hyde Park and Holland Park are within walking distance, along with the area's renowned museums and cultural attractions.

# Cottesmore Court, W8

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**Approximate Internal Area**
1,487 sq ft/ 138 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.



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## Contact Us

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