



CLOSE X



RUSSELL SIMPSON

Elegant two-bedroom apartment
with lift access in a prestigious
Kensington mansion block

COTTESMORE COURT
KENSINGTON W8

Cottesmore Court

£1,950,000



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BEDROOMS 2	INTERNAL 1,200 SQ FT 111 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 944 YEARS	GROUND RENT £100 P/Y	SERVICE CHARGE £8,549 P/Y



The Property



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Recently renovated laterally arranged apartment with portorage.

Entering the flat, you step into a welcoming entrance hall which runs through the heart of this home, featuring light wood flooring that echoes throughout the property. The reception room is exceptionally generous and bright, featuring a dual aspect to the South & West and ample space for living & dining.



The Kitchen



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The sleek kitchen is well-appointed with fitted units and modern appliances, including a wine fridge and breakfast bar, and also gives access to the internal service staircase.



The Bedrooms



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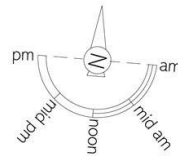
Both bedrooms are substantial doubles, the principal with the benefit of excellent built-in storage and an en-suite bathroom, the second similarly well proportioned but with the added benefit of a built in office space, giving great flexibility. A smart family bathroom serves this guest bedroom, and finally there is a separate utility room adjacent to the front door.

The Neighbourhood CLOSE

Cottesmore Court is superbly positioned in the heart of Kensington, moments away from the excellent shopping and dining opportunities of Kensington High Street. The location provides easy access to Hyde Park and the cultural attractions of South Kensington, including the Natural History Museum and Victoria and Albert Museum. Transport links are exceptional, with High Street Kensington & Gloucester Road stations within easy reach, providing access to the Circle, District and Piccadilly lines.



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Cottesmore Court, W8

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Approximate Internal Area
1,200 sq ft / 111 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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