



## **RUSSELL SIMPSON**

Spacious flat in Kensington with  
south-facing garden

COTTESMORE GARDENS  
KENSINGTON W8

# Cottesmore Gardens

# Sold

BEDROOMS 3-4	INTERNAL 2,458 SQ FT	OUTDOOR 662 SQ FT	COUNCIL —
BATHROOMS 2	228 SQM	EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 966 YEARS	GROUND RENT —	SERVICE CHARGE £2,144 P/Y



## The Property

Unusually wide three-bedroom duplex flat within walking distance of Kensington Gardens



## Indoor Spaces

Entering the flat on the raised ground floor, the front hall opens onto a double bedroom with ensuite bathroom. Beyond is a grand reception room, with high ceilings and tall south-facing sash windows. In addition, this floor contains an office with a double aspect and garden views.

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img 2

Kitchen





## Entertaining Spaces

Downstairs, on the lower ground floor, is a kitchen leading through to a storage vault and a door with additional street access. The kitchen also opens onto a dining room, with a utility room next door.



## The Bedrooms

At the garden end of the flat, two bedrooms share a bathroom. The principal bedroom leads through to a south facing conservatory with garden access, filling the space with light.

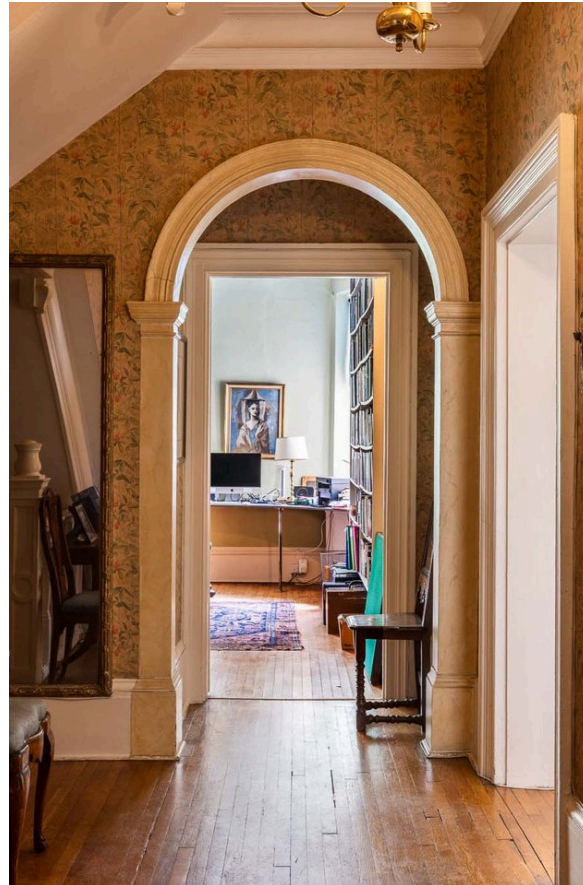
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img 1

Principal Bedroom

# The Design

The property is unusually wide, while the high ceilings allow for well-proportioned rooms. It is decorated in a traditional fashion, but with the opportunity to be updated for modern living.



img 2

Entrance Hall



## Outdoor Spaces

The flat includes a south-facing rear garden, with paved surfaces and enough space for outdoor dining.





## The Neighbourhood

Cottesmore Gardens is a quiet street in Kensington. From here, Gloucester Road and Kensington Hyde Street are both close, and both offer a mix of restaurants, shops and underground stations. In addition, Kensington Gardens and Hyde Park is a short a walk away, while the world-class cultural institutions of South Kensington are also nearby.

Cottesmore Gardens, W8

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**Approximate Internal Area**  
2,458 sq ft / 228 sq m

**Including vault**  
56 sq ft / 5 sq m

**Outside Area**  
663 sq ft / 62 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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SIMPSON**

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