

## **RUSSELL SIMPSON**

Spacious three-bedroom lateral flat  
with balcony and off-street parking

EARLS COURT ROAD  
KENSINGTON W8

Earls Court Road

£1,475,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>967 <small>SQ FT</small></div> <div>89 <small>SQM</small></div>	<div>OUTDOOR</div> <div>42 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>123 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£800 <small>P/Y</small></div>

# The Property

Bright and beautiful flat in a white stucco Victorian townhouse close to Kensington High Street and Holland Park

This well-presented property has been decorated in a tasteful and timeless fashion. Wooden floors and large windows add to the sense of brightness and space throughout. This luminous space with high ceilings is able to showcase large scale artworks.



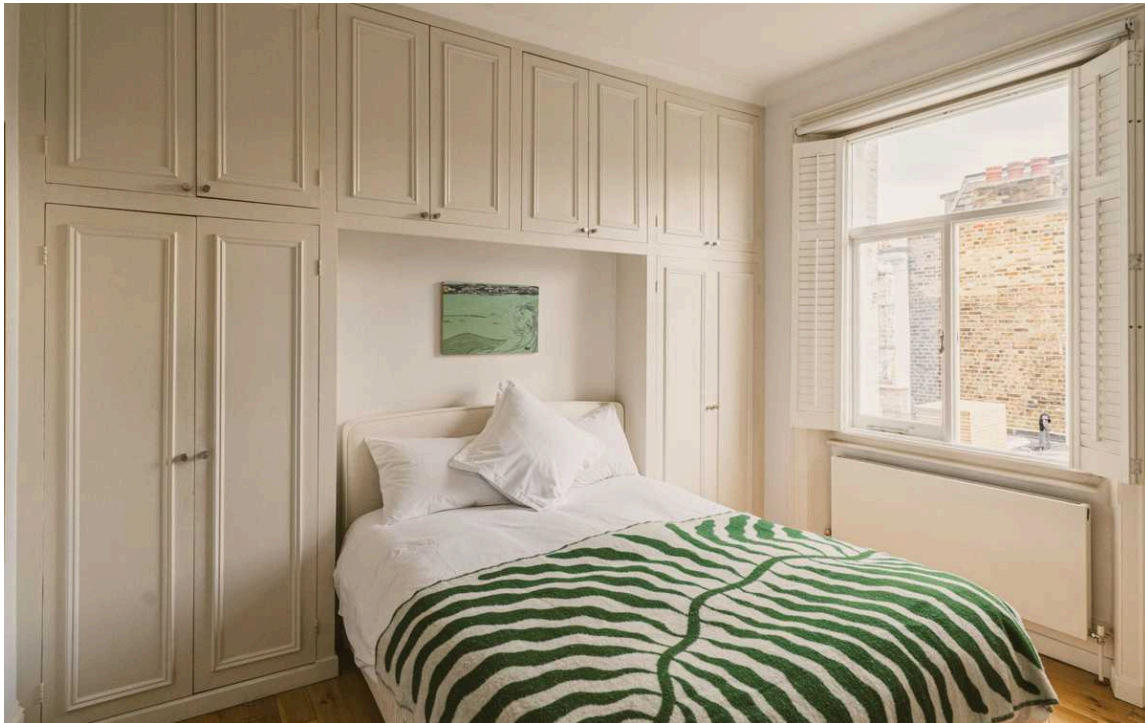




## Indoor Spaces

Entering the flat on the first floor, the front hall leads into a generous reception room. As well as high ceilings and an ornate cornice, this room has a pair of west-facing French doors, giving access onto the balcony and filling the space with afternoon light. The reception room flows through to the spacious kitchen opposite, with a breakfast bar and large window overlooking the local gardens.

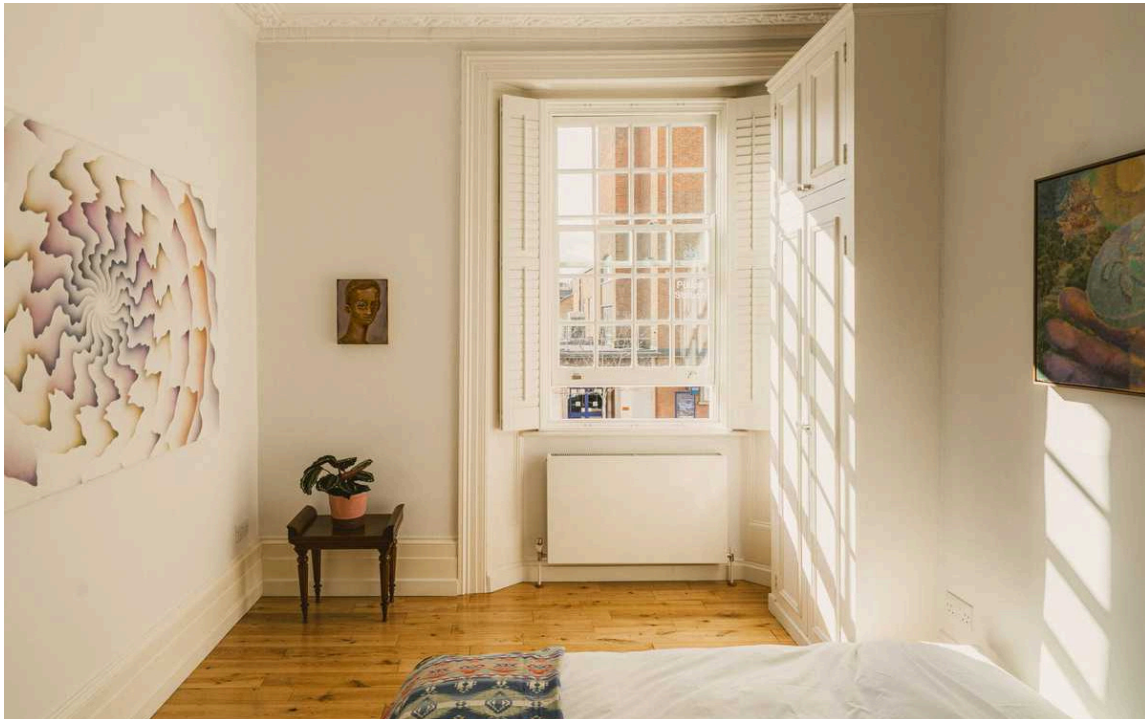




## The Bedrooms

The flat also offers three bedrooms, the two principal bedrooms with a considerable amount of inbuilt wardrobe space. They share a bathroom with a bath. The third bedroom is currently used as a study.

Furthermore, there is an additional room on the half-landing that could also be used as a home office, a children's playroom or as a generous storage space



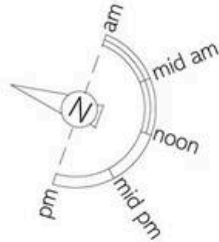




## The Neighbourhood

The property includes a west-facing front balcony with views towards the southern-entrance of Holland Park. It is part of an attractive townhouse, set back from the street with a white stucco façade. Unusually for Kensington, it offers sought-after off-street parking

Earl's Court Road is a popular and attractive address running south from Kensington High Street . From here, the neighbourhood's celebrated restaurants and shops are within easy reach, as well as the convenient underground station. Finally, the open spaces of Holland Park are a short walk away.



## Earls Court Road, W8

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### Approximate Internal Area

967 sq ft/ 90 sq m

### Including storage room

45 sq ft/ 4 sq m

### Outside Area

43 sq ft/ 4 sq m

### Parking space

122 sq ft/ 11 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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