



RUSSELL SIMPSON

Charming house with conservatory
and roof terrace moments away
from Notting Hill

EDGE STREET
KENSINGTON W8

Edge Street

£2,495,000

BEDROOMS 3	INTERNAL 1,317 SQ FT	OUTDOOR 349 SQ FT	COUNCIL TAX RBKC, G
BATHROOMS 2	122 SQM	EPC E	TENURE Freehold

The Property

Three-bedroom house with characterful interiors on a quiet cul-de-sac off Kensington Church Street





Indoor Spaces

Entering the house on the ground floor, the front hall leads through to a large reception room. This room has enough space for separate dining and seating areas, as well as a working gas fireplace. It communicates with the fitted kitchen, lit from above by a skylight.



The Bedrooms

The first floor features a principal bedroom with a well-proportioned ensuite bathroom. The second floor has a second bedroom with a next-door bathroom, as well as a third bedroom or study.

Finally, the third floor has a beautiful wooden conservatory space containing a fitted bar and kitchenette, as well as double French doors leading out onto the roof.





The Design

The property has been decorated in a traditional fashion with colourful rooms adding to the sense of cosiness and character.



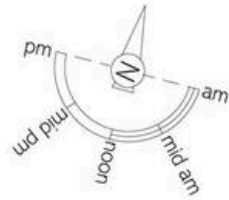
Outdoor Spaces

The property includes a secluded roof terrace with wooden decking, potted plants and enough space for outdoor entertaining.



The Neighbourhood

Edge Street is a quiet cul-de-sac leading off Kensington Church Street. From here, Notting Hill Gate underground station is close, and so too the neighbourhood's many restaurants and shops. In addition, the Notting Hill farmers' market takes place every weekend at the nearby Fox primary school. Finally, the open spaces of Kensington Gardens are within easy reach.



Edge Street, W8

**RUSSELL
SIMPSON**

Approximate Internal Area

1,317 sq ft/ 122 sq m

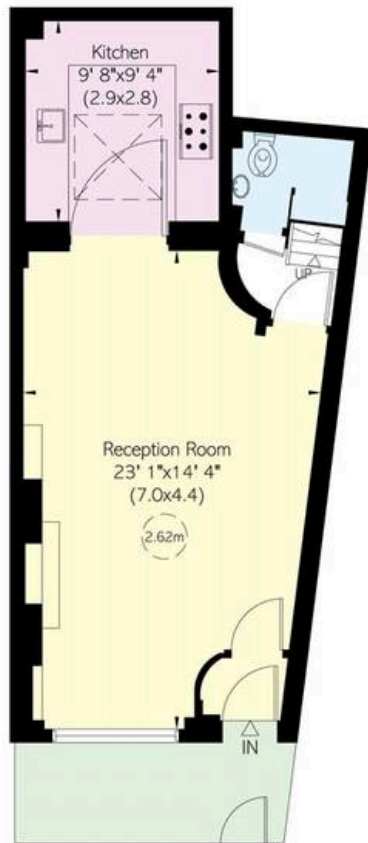
Including outside storage

34 sq ft/ 3 sq m

Outside Area

349 sq ft/ 32 sq m

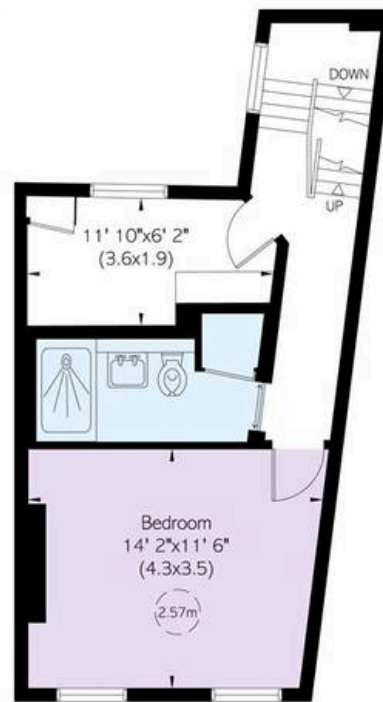
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



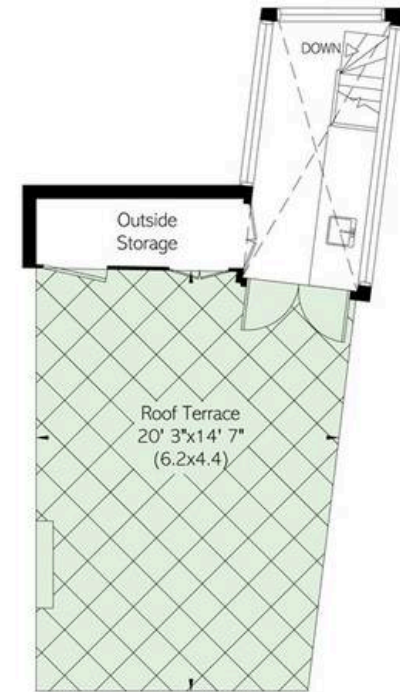
Ground Floor



First Floor



Second Floor



Third Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk