



## **RUSSELL SIMPSON**

Bright three-bedroom flat with two balconies overlooking a garden square

EVELYN GARDENS  
SOUTH KENSINGTON SW7

Evelyn Gardens

£3,300,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,865 <small>SQ FT</small></div> <div>173 <small>SQM</small></div>	<div>OUTDOOR</div> <div>40 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>980 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£10,000 <small>P/Y</small></div>

## The Property

Spacious top-floor duplex, with lift, on a popular address moments away from the Fulham Road







## Indoor Spaces

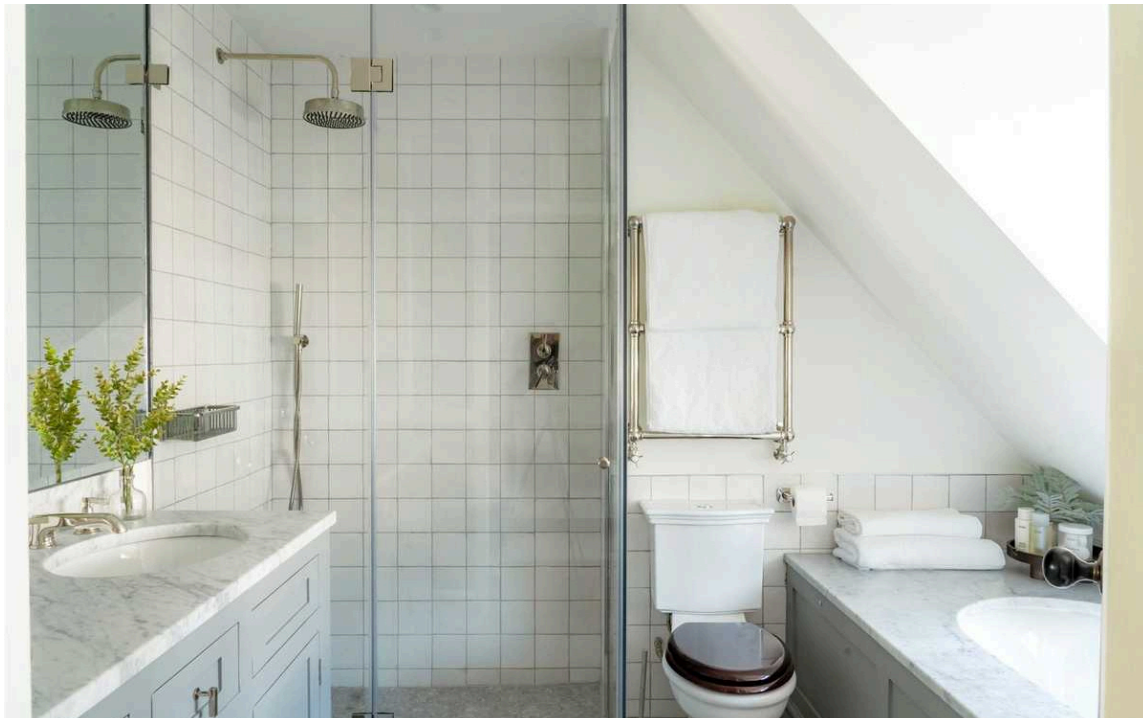
Entering the flat on the second floor, the front hall leads through a well-proportioned living space. On one side is an open-plan kitchen with a central island, a breakfast area and double French doors opening onto a balcony. On other side is a generous reception room with dining and seating areas, as well as another pair of French doors leading onto a second balcony.





## The Bedrooms

This level of the flat also contains a double bedroom with an ensuite bathroom and a guest WC. Upstairs are two more double bedrooms, both with ensuite bathrooms. Furthermore, the principal bedroom has a walk-in wardrobe.





## The Design

The flat blends classical design with contemporary fittings, while wooden floors and a neutral colour scheme add to the sense of light and calm. It is presented in good condition.





## Outdoor Spaces

Residents have the right to access the communal garden square behind the building, with its mix of lawns, flower beds and mature trees. In addition, the building has a lift.

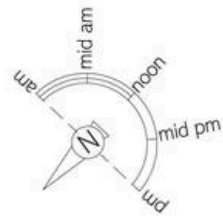




## The Neighbourhood

Evelyn Gardens was built in the late nineteenth century and named after the Victorian politician and philanthropist William Evelyn. The street is lined with large red-brick houses built in the Domestic Revival style, incorporating Anglo-Dutch decorative details. The Fulham Road is next door, while the King's Road is within walking distance, along with a wide range of restaurants and shops. South Kensington underground station is also nearby.





## Evelyn Gardens, SW7

**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
1,865 sq ft/ 173 sq m

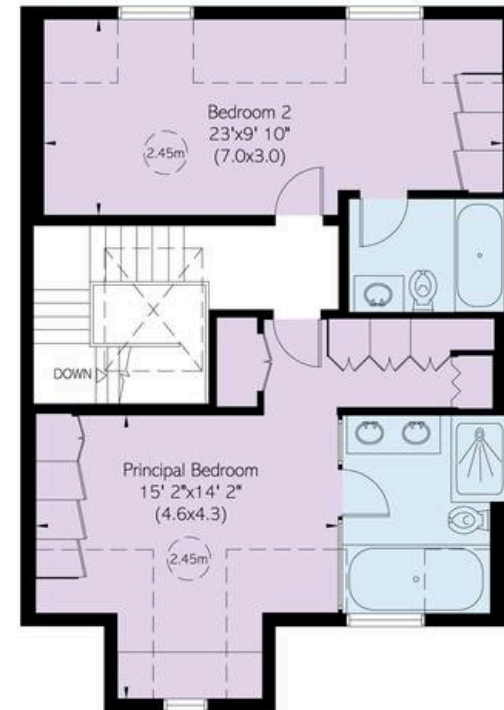
**Including limited use area**  
113 sq ft/ 10 sq m

**Outside Area**  
41 sq ft/ 4 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.



Second Floor



Third Floor

**RUSSELL  
SIMPSON**

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