

RUSSELL SIMPSON

Rare one-bedroom flat with lofty interiors, private garden and communal garden access

GLOUCESTER WALK KENSINGTON W8

Gloucester Walk

£1,250,000

bedrooms	INTERNAL 655 sq ft	outdoor	council
1		355 sq ft	RBKC
bathrooms	60 бам	epc	council tax
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tenure Leasehold	lease length 95 years	GROUND RENT	service charge $\pounds 9,200$ p/y



The Property

Sublime and spacious flat conveniently located between Notting Hill Gate and Kensington High Street.



Indoor Spaces

Entering the flat on the raised ground floor, the front hall leads through into a generous reception room. This includes a bespoke open plan kitchen with a central island separating it from the dining and seating areas.

High ceilings and a full-length bay window flood this space with light, while double French doors lead out into the garden. Meanwhile, Miele kitchen appliances, an attractive bioethanol fireplace and Amtico flooring add to the overall comfort and convenience.



The Bedroom

The flat also contains a bedroom with a walk-in wardrobe and an ensuite bathroom with Samuel Heath fittings. This beautiful property was refurbished in 2021 and offers underfloor heating throughout.





Outdoor Spaces

The flat includes a paved private garden with enough space for outdoor entertaining. It offers direct access onto Campden House Court Gardens square, a sought-after communal garden with three acres of tended grounds.



The Neighbourhood

The property is located in an attractive townhouse with Dutch gables and decorative brickwork. From here, the restaurants, shops and underground stations of Kensington High Street and Notting Hill Gate (Circle, District and Central Lines) are nearby. Furthermore, the street is ideally located midway between Holland Park and Kensington Gardens.

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Gloucester Walk, W8

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Approx Gross Internal Area 655 sq ft / 61 sq m



Bedroom 4.9x3.4 16%x11'2" 3.09m IN IN IN IN Void Void Void Void

RAISED GROUND FLOOR

8

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

Russell Simpson

Gloucester Walk

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