



## **RUSSELL SIMPSON**

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

GLOUCESTER WALK  
KENSINGTON W8

Gloucester Walk

£1,250,000

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>655 <small>SQ FT</small></div>	<div>OUTDOOR</div> <div>355 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>E</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>95 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£9,200 <small>P/Y</small></div>



## 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

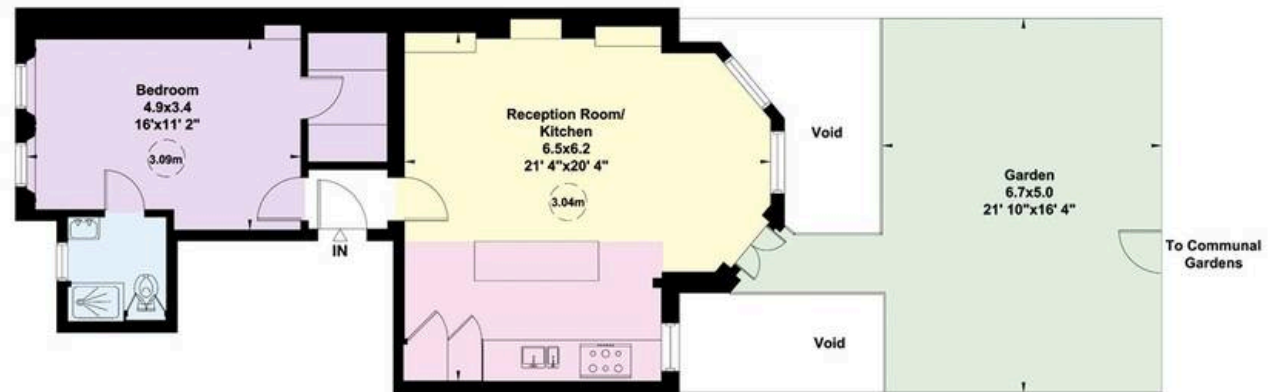
The property is located in an attractive townhouse with Dutch gables and decorative brickwork. From here, the restaurants, shops and underground stations of Kensington High Street and Notting Hill Gate (Circle, District and Central Lines) are nearby. Furthermore, the street is ideally located midway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

Gloucester Walk,  
W8

**Approx Gross Internal Area**  
655 sq ft / 61 sq m

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SIMPSON**

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.



RAISED GROUND FLOOR



**RUSSELL  
SIMPSON**

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## Contact Us

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