

## **RUSSELL SIMPSON**

A minimalist sanctuary, designed for  
modern living

GOLBORNE ROAD  
NORTH KENSINGTON W10

Golborne Road

£1,095,000

BEDROOMS 2-2	INTERNAL 835 SQ FT	OUTDOOR 175 SQ FT	COUNCIL —
BATHROOMS 2	77 SQM	EPC C	COUNCIL TAX C
TENURE Leasehold	LEASE LENGTH 123 YEARS	GROUND RENT —	SERVICE CHARGE —



## The Property

Positioned on bohemian Golborne Road, considered architecture and pared-back interiors render a thoroughly contemporary home. With an innovative approach to spatial design, this two-bedroom apartment embraces its garden-level plot.



## Indoor Spaces

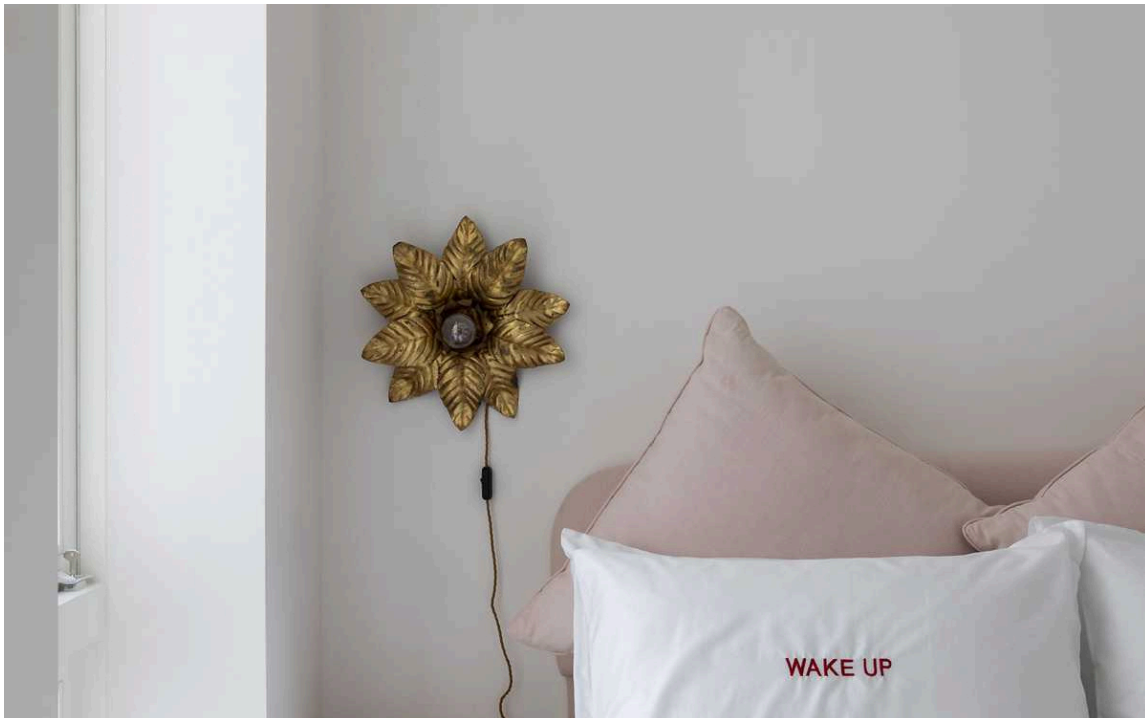
Polished poured concrete floors flow into the principal bedroom suite. Its minimalist design is serene, set for interior creativity. Thoughtful details include recessed shelving and a dedicated dressing area, melding form with function. A second courtyard channels natural light in through French doors. Next door, an en suite features a large rainfall shower and a bespoke poured concrete basin. A second shower room, wrapped in vertical tiling, sits on this floor. A gently curving stairwell leads up to the ground-floor guest bedroom. Bright and peaceful, it features double French windows and neutral tones that recall the palette downstairs.





## The Bedrooms

Technology is ergonomic and discreet, including a Banham security system and central heating conveniently controlled via WarmUp touch screens. All furniture and light fittings, including the striking brass wall lamps, are available from renowned local design studio Golborne 44. Artwork is provided by Roman Road Gallery, also found on Golborne Road.





## Features

Light has been thoughtfully integrated through floor-to-ceiling glazing in the spacious open-plan kitchen and reception room. Walls finished in Bauwerk chalk lime paint give a calming, subtly continental feel. The kitchen is streamlined and stylish, featuring an Elica glass induction hob, Arabescato rose marble counters and playful Frederic Pellenq door handles. A sliding door opens onto a courtyard – a focal point for the room.



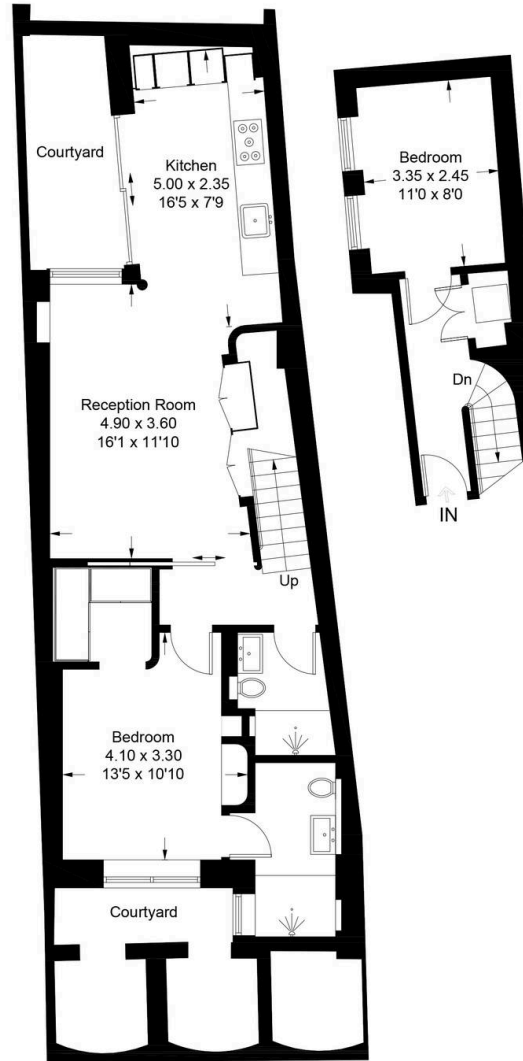


## The Neighbourhood

Golborne Road has outstanding amenities in this vibrant part of West Kensington. Ladbroke Grove underground station is a short walk away and Portobello Road.

# Golborne Road, W10

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft  
Courtyard Area = 16.4 sq m / 176 sq ft



**Lower Ground Floor**

**Ground Floor**

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. (ID911131)



**RUSSELL  
SIMPSON**

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