

## **RUSSELL SIMPSON**

Exquisitely renovated three-bedroom  
flat moments away from Kensington  
Memorial Park

KELFIELD GARDENS  
NORTH KENSINGTON W10

Kelfield Gardens

£1,650,000

BEDROOMS 3	INTERNAL  1,230 SQ FT  114 SQM	OUTDOOR  275 SQ FT	COUNCIL TAX  RBKC, E
BATHROOMS 2		EPC  C	TENURE  Freehold

# The Property

Bright and beautiful flat with spacious interiors and a generous garden







## Open-Plan Living

Entering the flat on the ground floor, the front door opens onto a hallway leading into the main living space. This is a bright and generous room, with overhead skylights, floor-to-ceiling windows and French doors opening onto the garden. It also features an open-plan kitchen with fitted units, a dining area and a seating area.







## The Bedrooms

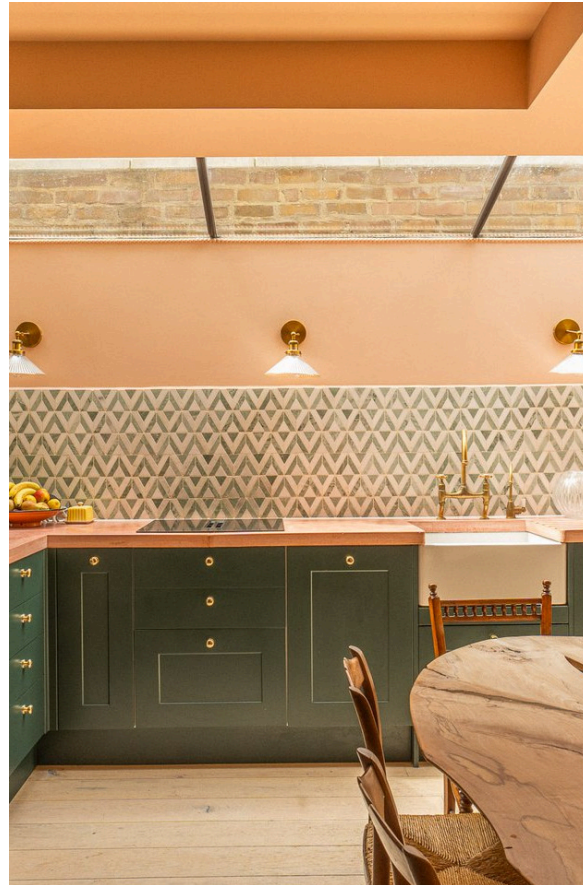
The property offers three bedrooms. The principal bedroom has inbuilt wardrobes, as well as a south-facing bay window bringing in an abundance of light. There are two more bedrooms sharing a pair of bathrooms, one of them with both shower and bath.



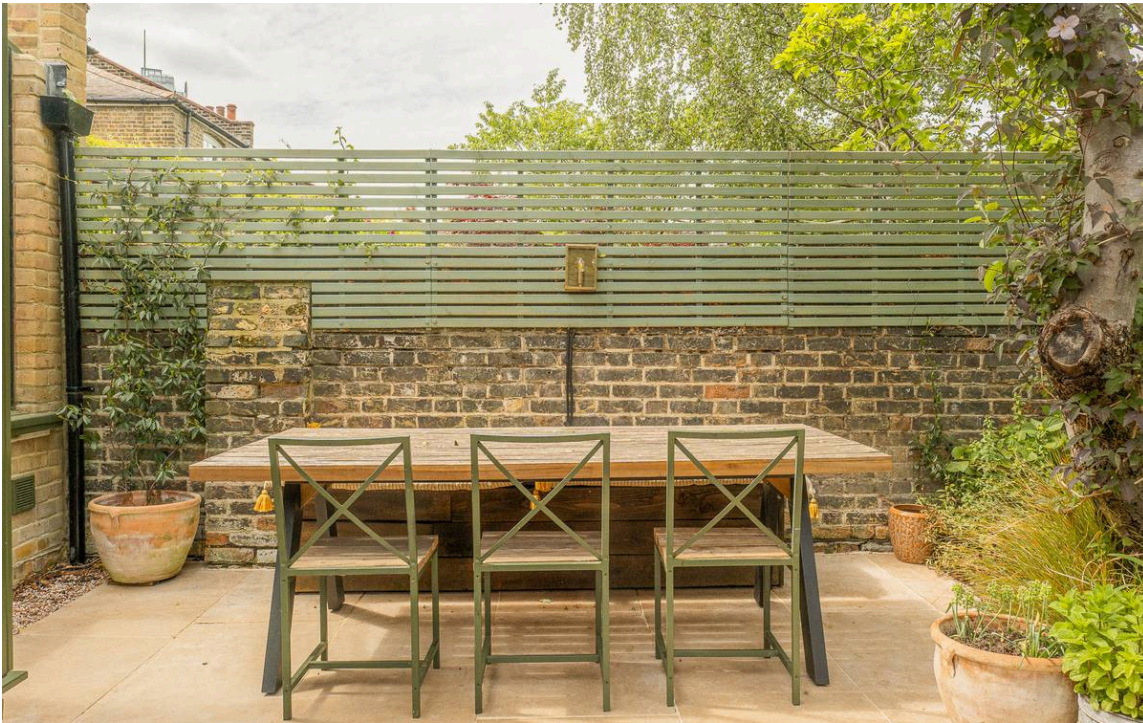


## The Design

The whole flat was recently given a back-to brick renovation. It has been thoughtfully designed with Artisan tiles and stonework, Roundlight lighting, Corston fittings and underfloor heating throughout. The result blends classical and contemporary features to create a colourful and harmonious home.







## Outdoor Spaces

The property includes an expansive rear garden with a lawn, a paved seating area, and planted borders. In addition, there is a studio at the rear end of the garden that could be used as a home office. Finally, there is a small garden at the front of the property giving added separation from the street.







## The Neighbourhood

Kelfield Gardens is a quiet and leafy street lined with picturesque terraces of red-brick houses. From here, Kensington Memorial Park is close, with its tennis courts and playing fields. Furthermore, Latimer Road station is a short walk away, while Ladbrooke Grove is also nearby.



## Kelfield Gardens, W10

### Approx Gross Internal Area

1,091 sq ft / 101.35 sq m  
(Excluding Studio)

### Studio Area

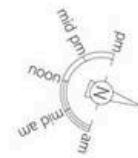
139 sq ft / 12.91 sq m

### Total Approx Gross Internal Area

1,230 sq ft / 114.27 sq m

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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

**RUSSELL  
SIMPSON**

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