

## **RUSSELL SIMPSON**

Delightfully designed three-bedroom  
house on a sought-after street close  
to Kensington Gardens

KENSINGTON COURT PLACE  
KENSINGTON W8

Kensington Court Place

£2,750,000

BEDROOMS 3	INTERNAL  2,052 SQ FT  190 SQM	OUTDOOR 40 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 2		EPC E	TENURE Freehold

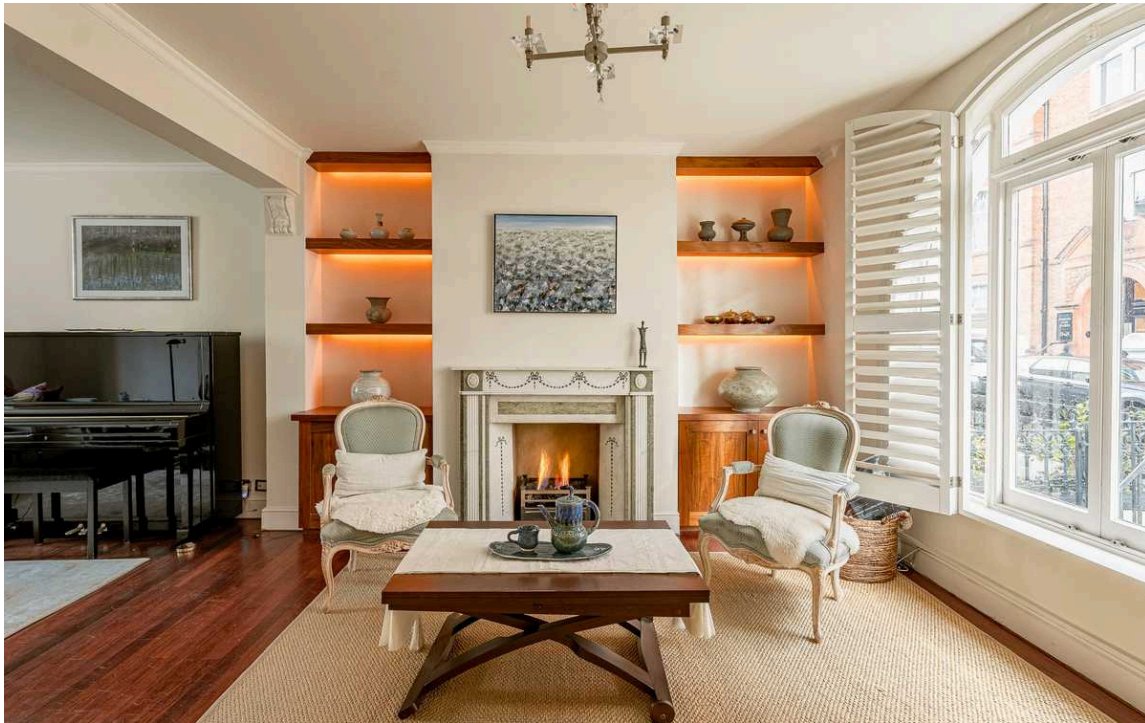
# The Property

Spacious family home with charming interiors in the heart of Kensington

The property has been decorated in a contemporary style that blends comfort with character. It is presented in good condition.







## Indoor Spaces

Entering the house on the ground floor, the front hall leads through to a double reception room. This includes a working fireplace with a beautiful surround and space for two separate seating areas. Beyond is family television room with bifolding doors leading onto a balcony. This floor also features a guest WC.

The lower ground floor offers a recently updated kitchen with fitted units and a dining room with French doors opening onto a patio. This floor also contains a convenient utility room.





## The Bedrooms

The first floor offers a pair of bedrooms with a shared bathroom on the half landing. Meanwhile, the second bedroom is entirely occupied by the principal suite, including a bedroom and a bathroom with a bath. A study on the half-landing completes this level.







## The Neighbourhood

The house is set back from the street by a front garden, giving added privacy. There is a balcony with wooden decking and enough space for outdoor seating, and a patio that could also be used for outdoor eating.

The house occupies a small creative enclave in Kensington, offering a mix of galleries and independent boutiques. From here, the restaurants, shops and underground station of Kensington High Street are a short walk away. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach.

# Kensington Court Place, W8

## Approximate Total Area

2,051.73 sq ft / 190.61 sq m

## Balconies and Terraces

40.58 sq ft / 3.77 sq m

## Reduced Headroom

254.65 sq ft / 23.66 sq m

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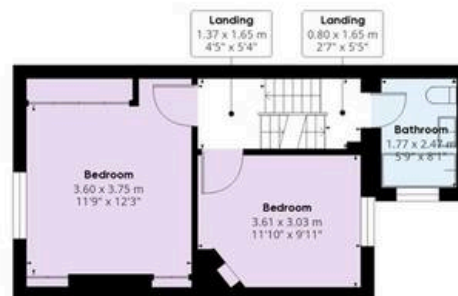
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



FLOOR -1



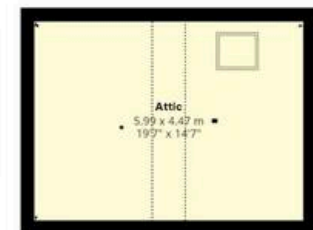
FLOOR 0



FLOOR 1



FLOOR 2



FLOOR 3

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