RUSSELL SIMPSON

Unique and historic two-bedroom flat occupying a pair of artist's studios

KENSINGTON COURT PLACE
KENSINGTON W8

Kensington Court Place

£2,350,000

BEDROOMS 2	INTERNAL 1,496 SQ FT 138 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 115 YEARS	GROUND RENT £250 P/Y	SERVICE CHARGE £6,650 P/Y

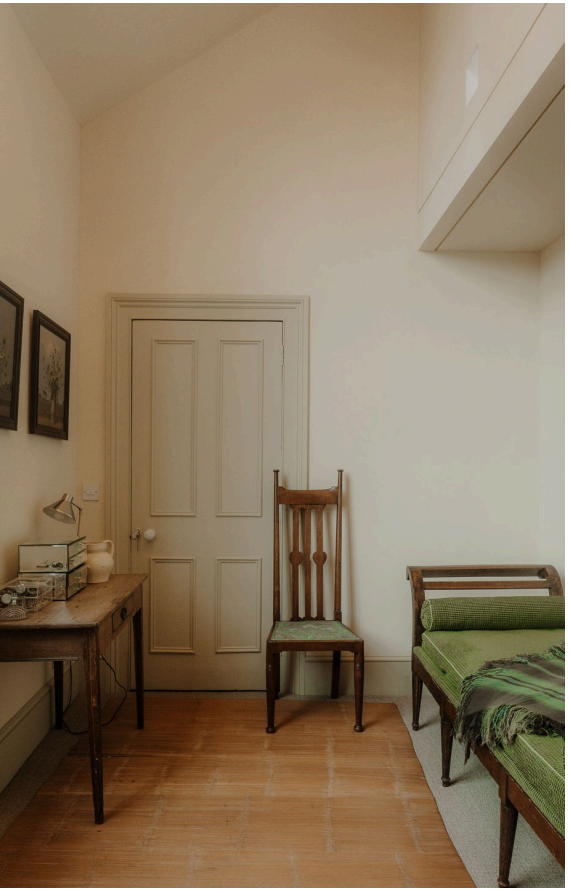
The Property

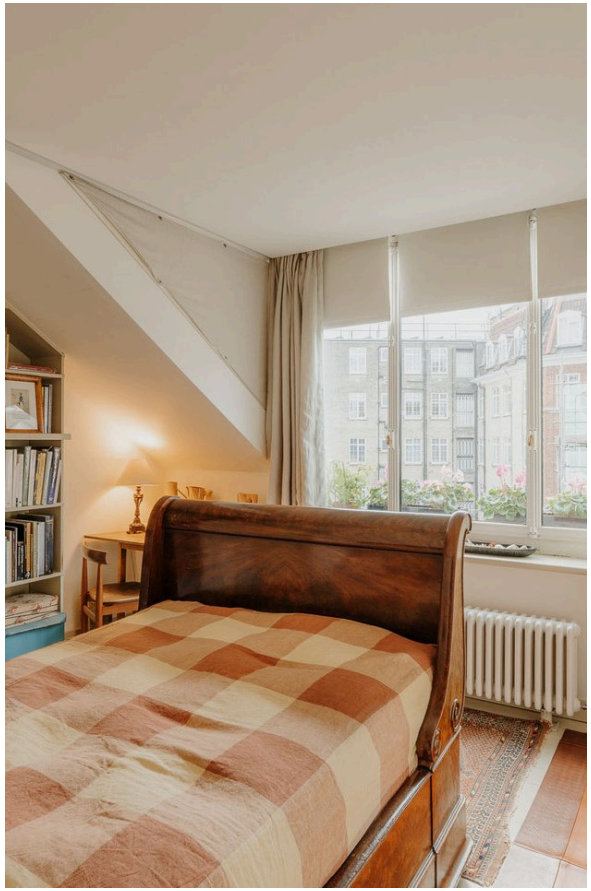
Creative and characterful property with lofty interiors on a sought-after address close to Kensington Gardens

Stepping into the flat on the third floor, the front door opens onto a dining room. This flows through to a convenient kitchen with fitted units and a breakfast bar.

Double Height Reception Room

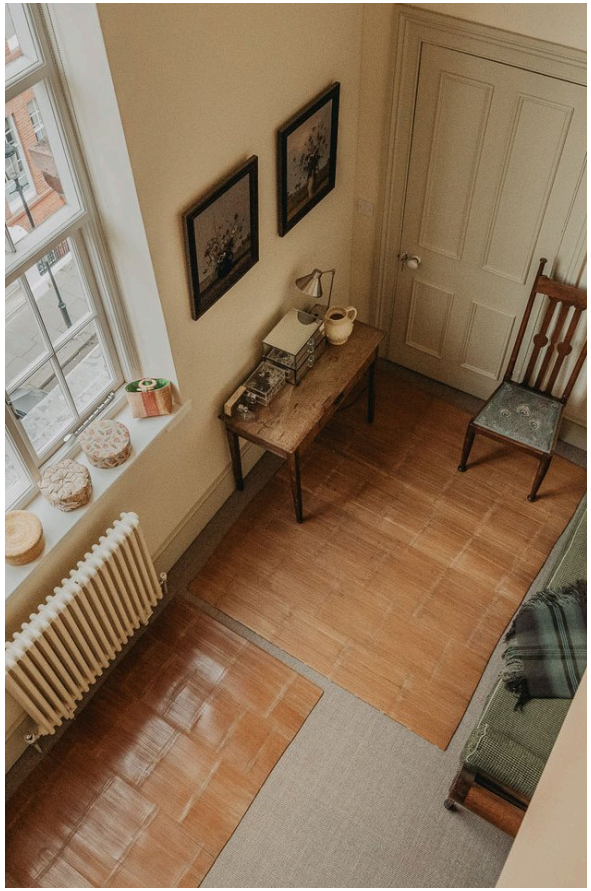
Beyond is a spectacular studio reception room, its double height ceilings creating a luminous, soaring space. A spiral staircase leads up to the mezzanine floor, one level featuring a library and study, the other level offering a piano gallery.





The Bedrooms

The flat also includes a pair of bedrooms. The principal bedroom on the fourth floor has an ensuite bathroom, while the second bedroom on the third floor has exceptionally high ceilings and a bathroom next door. Both rooms have inbuilt storage space, with further storage found adjacent to the principal bedroom.



The Design

The property has been thoughtfully and skilfully renovated over the years. The interiors include original features and new additions, creating comfortable and atmospheric spaces that mix bohemian charm with elegant taste.

The Neighbourhood

This unique property was originally a pair of artists' studios in a beautiful red-brick mansion block was constructed in the 1890s. The block contained both flats and top-floor studios, one of them occupied by the artists named Christopher Williams, who exhibited at the Royal Academy in 1902 and 1903.

The property 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

Approx. gross Internal Area
1496 Sq Ft / 138.98 Sq M
(Including under 1.5m area)

Approx. under 1.5m Area
52 Sq Ft / 4.92 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.

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