

**RUSSELL
SIMPSON**

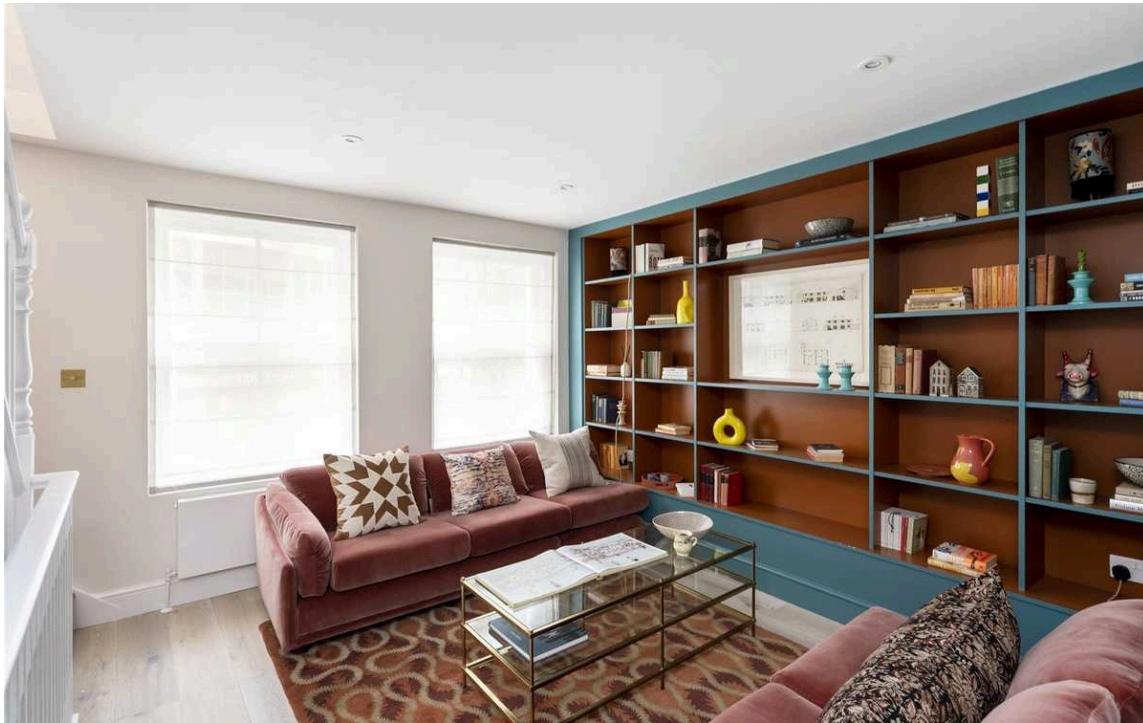
Newly refurbished flat moments
away from Kensington Gardens

KENSINGTON HIGH STREET
KENSINGTON W8

Kensington High Street

OFFERS IEO
£1,500,000

BEDROOMS 2	INTERNAL 1,194 <small>SQ FT</small> 110 <small>SQM</small>	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 997 <small>YEARS</small>	GROUND RENT —	SERVICE CHARGE £1,500 <small>P/Y</small>



The Property

Two-bedroom triplex flat with stylish interior and south-facing roof terrace in the centre of Kensington.

Entering the property on the ground floor, a staircase leads up to the main reception room. Glass-panelled doors separate this room from the open-plan kitchen, with space enough for a separate eating area.

Upstairs, on the second floor, is a second reception room with inbuilt shelving, which could also serve as a home office. In addition, this floor contains a bathroom and a bedroom with inbuilt storage. Upstairs again, on the third floor, is a second bedroom with French windows giving access to the roof terrace. This floor contains further storage space in the landing, as well as a generous bathroom with tiled walls and a free-standing bath.

The property has been newly refurbished and decorated in a bold and characterful colour scheme. It includes wooden flooring and air conditioning throughout

The property benefits from a tiled, south-facing terrace with space enough for a seating area. The terrace enjoys light for much of the day, while the surrounding buildings shelter it from wind and noise. In addition, the first-floor reception room has access to a second terrace.

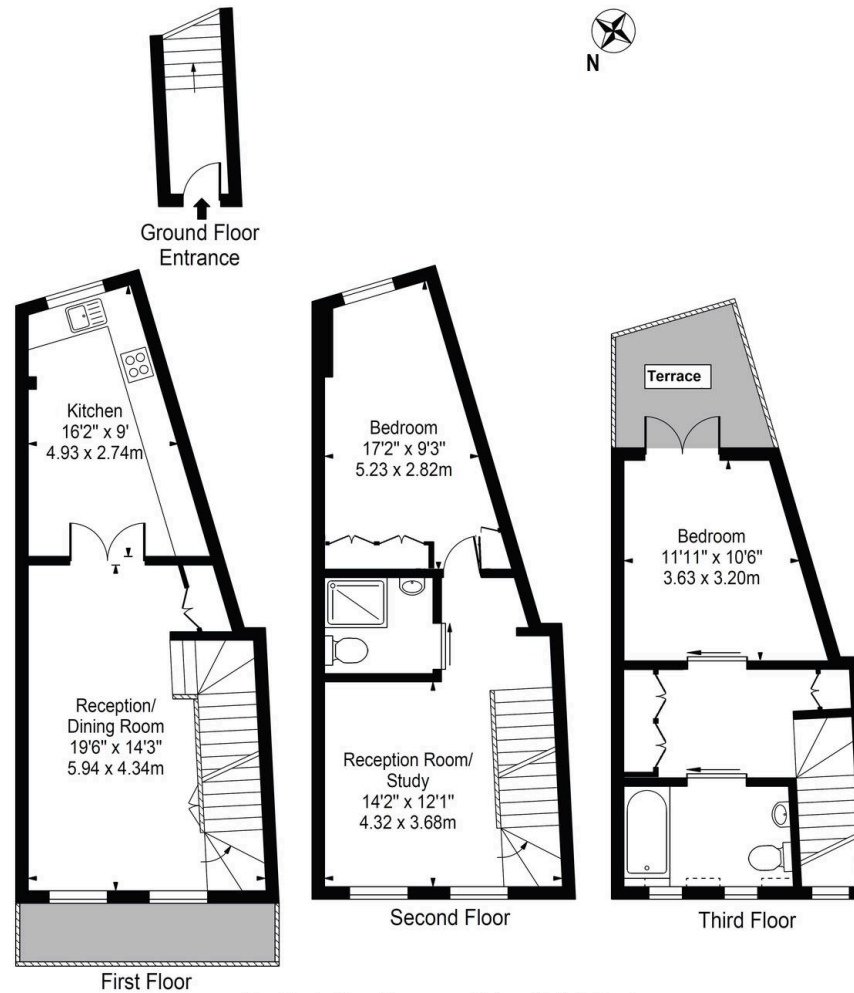


The Neighbourhood

The property is located in the heart of Kensington, with open spaces of Kensington Gardens and Hyde Park are a short distance from the front door. In addition, the outstanding shops and restaurants of Kensington High Street are within easy reach, and so too the local underground station.

Kensington High Street

Approx. Gross Internal Area 1194 Sq Ft - 110.92 Sq M

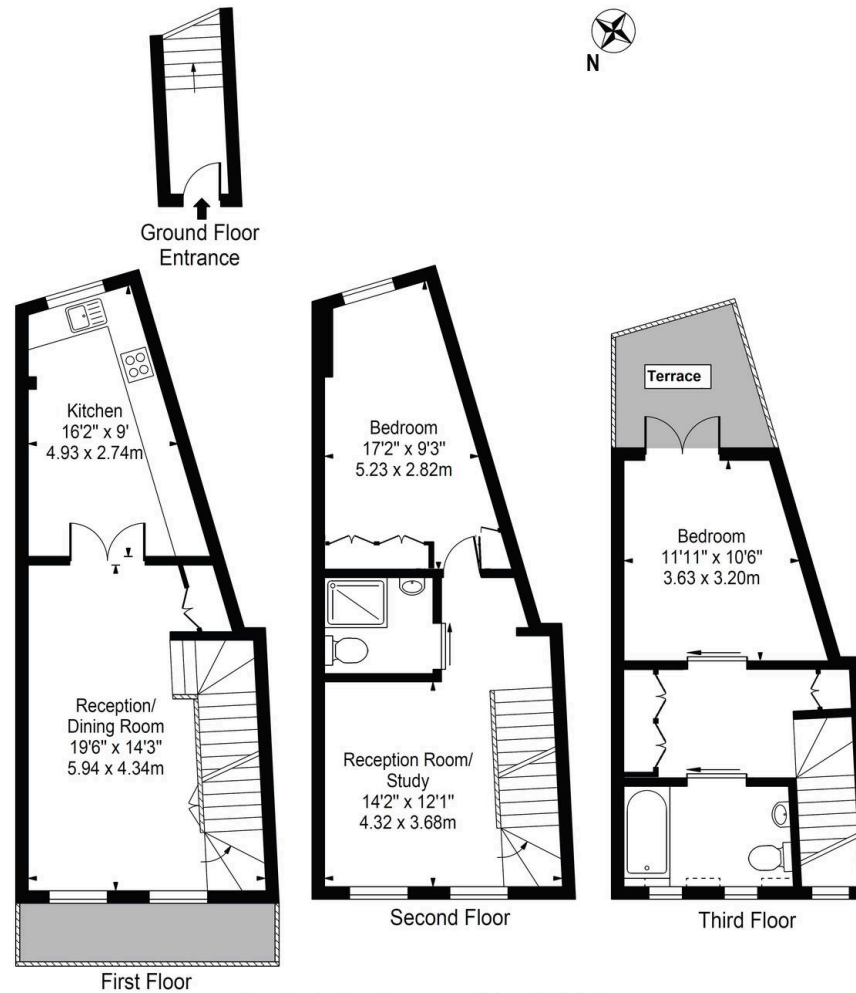


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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