

RUSSELL SIMPSON

Exceptional maisonette with off-
street parking on a prestigious street
in Kensington

OBSERVATORY LODGE
KENSINGTON W8

Observatory Lodge

£2,400,000

BEDROOMS 2	INTERNAL 1,606 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	149 SQM	EPC E	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 972 YEARS	GROUND RENT —	SERVICE CHARGE £12,233 P/Y



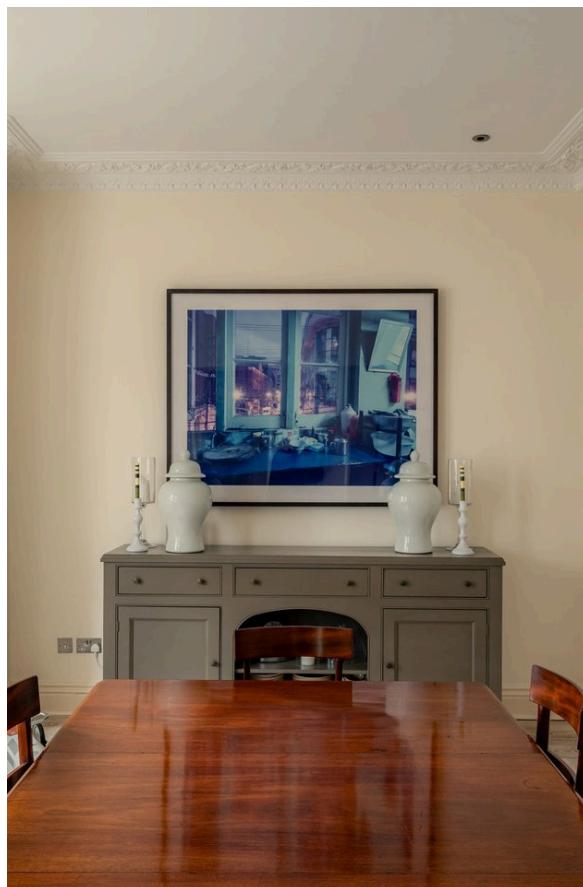
The Property

Lofty flat with elegant interiors and a lateral layout within walking distance of Kensington High Street

Indoor Spaces

The property is decorated in an elegant and opulent fashion to suit its historic location.

Entering the property on the ground floor, the front hall leads through to a generous reception room. This includes unusually high ceilings with plaster moulding and ornate cornices, as well as a broad bay window bringing in extra light. One side of the room communicates with a convenient fitted kitchenette, while the other side flows through to a formal dining room.



The Bedrooms

Downstairs, the principal bedroom has an ensuite bathroom with a bath, a dressing room and separate street access. There is also a bedroom suite, containing a bedroom, a bathroom, and either a second bedroom or a study.





The Neighbourhood

The maisonette includes a front patio with separate street access and external storage vaults. In addition, residents have access to off-street parking and a porter in the building opposite.

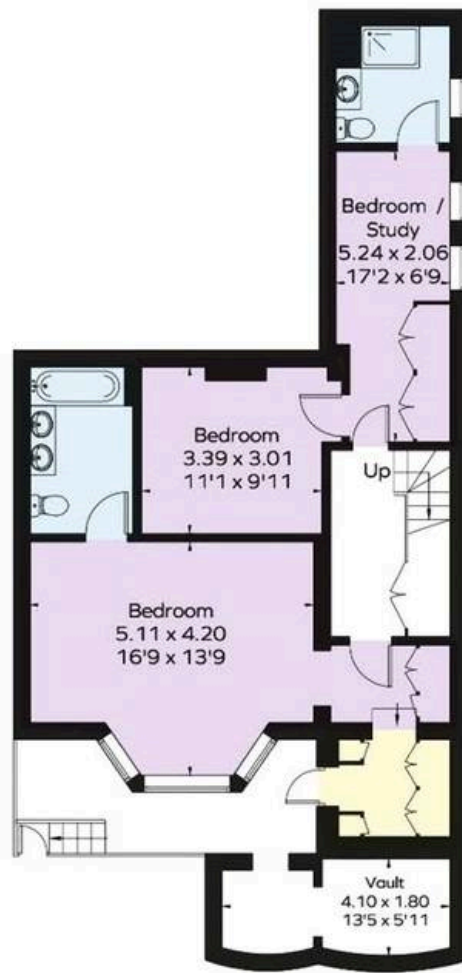
Observatory Gardens was once the site of an observatory belonging to the astronomer Sir James South, with a dome designed by Isambard Kingdom Brunel. The current street was built in 1883, with red brick houses designed in the Revival style. However, in 1990 these properties were extensively rebuilt, replacing the interiors with luxury flats. Today, the street is exceptionally well positioned. Holland Park and Kensington Gardens are both a short walk away. Kensington High Street is also close, with its celebrated mix of restaurants and shops, as well as an underground station.

Observatory Gardens,
W8

Approx Gross Internal Area
1,606 sq ft (149.2 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.



LOWER GROUND FLOOR



GROUND FLOOR



**RUSSELL
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