

RUSSELL SIMPSON

Exceptional maisonette with offstreet parking on a prestigious street in Kensington

OBSERVATORY LODGE KENSINGTON W8

BEDROOMS 2	INTERNAL $1,606$ so ft	OUTDOOR ——	RBKC
BATHROOMS 2	149 som	EPC E	GOUNCIL TAX
Share of freehold	lease length 972 years	GROUND RENT	service charge $\pounds 12,233$ p/y



The Property

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

Russell Simpson Observatory Lodge





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 sqft (149.2 sqm)

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This plan is for layout guida no eonly. Not drawn to scale unless stated. Windows and door opening are a pproximate. Whilst over yourse is taken in the preparation of this plan. Please o heck all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR

RUSSELL SIMPSON

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