



## **RUSSELL SIMPSON**

Exceptionally graceful two-bedroom  
flat opening onto a communal  
garden square

ONSLow GARDENS  
SOUTH KENSINGTON SW7

# Onslow Gardens

£2,550,000

|                             |                           |                      |                               |
|-----------------------------|---------------------------|----------------------|-------------------------------|
| BEDROOMS<br>2               | INTERNAL<br>1,601 SQ FT   | OUTDOOR<br>362 SQ FT | COUNCIL<br>RBKC               |
| BATHROOMS<br>2              | 148 SQM                   | EPC<br>D             | COUNCIL TAX<br>G              |
| TENURE<br>Share of freehold | LEASE LENGTH<br>971 YEARS | GROUND RENT<br>—     | SERVICE CHARGE<br>£10,014 P/Y |

# The Property

Beautifully decorated duplex flat on a prestigious street near South Kensington station

The flat has been carefully designed and decorated in a tasteful traditional style that suits its historic setting and emphasises its spacious proportions.





## Indoor Spaces

Entering the flat on the ground floor, the front hall leads through to a grand reception room. This is an elegant space with high ceilings, plaster mouldings, and double French doors leading out into the garden. An ornate cornice and patterned wooden floor add to the sense of sophistication. This level also features a kitchen with fitted units and a guest WC.



## The Bedrooms

The lower ground floor offers a generous principal bedroom, including an ensuite bathroom with a bath, and a row of French doors giving access to the patio. This floor also features a second bedroom, also with an ensuite bathroom, as well as a dressing room, or study, with overhead skylight and a utility room.





## Outdoor Spaces

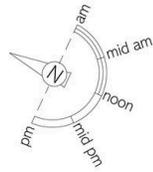
The property includes a paved rear patio with enough space for outdoor seating. It leads directly into the communal garden.



## The Neighbourhood

Onslow Gardens is a grand collection of streets surrounding a group of garden squares. These streets are mostly lined in Victorian townhouses with white stucco dressings and pillared porticoes.

From here, the restaurants and shops on the Old Brompton Road, the Fulham Road and the iconic Kings Road are close. In addition, the flat is conveniently positioned for South Kensington underground station and the neighbourhood's numerous world-class cultural institutions.



# Onslow Gardens, SW7

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**Approximate Internal Area**  
1,601 sq ft / 149 sq m

**Outside Area**  
363 sq ft / 34 sq m

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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SIMPSON**

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