

RUSSELL SIMPSON

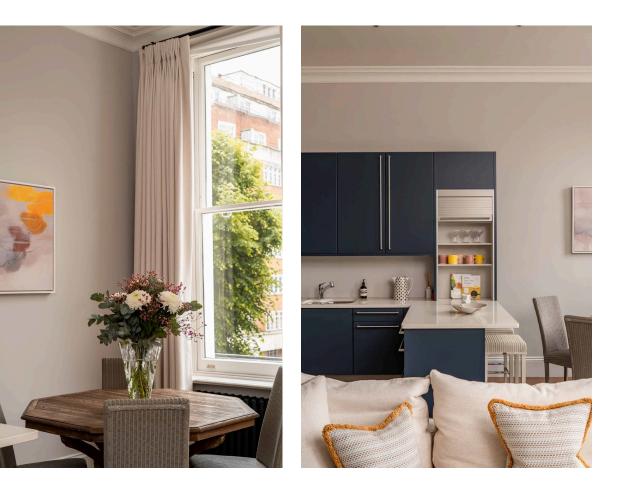
A spectacular first floor apartment enjoying westerly light

PHILLIMORE GARDENS KENSINGTON W8

Phillimore Gardens

£1,600,000

| bedrooms | INTERNAL 745 sq ft | OUTDOOR | council |
|-----------------------------|--------------------------|-------------|----------------|
| 1 | | | RBKC |
| bathrooms | 69 бам | epc | council tax |
| 1 | | D | G |
| TENURE Share of freehold | lease length 971 years | GROUND RENT | SERVICE CHARGE |



The Property

Sitting on the first floor and flooded with natural light, this delightful apartment offers a welcoming and spacious reception with an open kitchen and dining, benefitting from amazing ceiling heights.





The Bedrooms

Sitting quietly at the rear of the building is a double bedroom with a jack and jill bathroom and a walk in wardrobe.

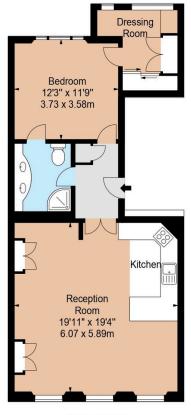


The Neighbourhood

Phillimore Gardens is situated in the heart of the highly sought after Phillimore Estate, to the north of Kensington High Street with its excellent transport facilities and many renowned shops and restaurants. The open spaces of Holland Park are also close by.

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 $\begin{array}{l} \textbf{APPROX. GROSS INTERNAL AREA *} \\ \textbf{732 Ft}^2 & - \textbf{68.00 M}^2 \\ \textbf{Illustration For Identification Only, Not to Scale} \\ \textbf{All Calculations include Any/All Areas Under 1.5m Head Height.} \\ * \textbf{As Defined by RICS - Code of Measuring Practice} \\ \end{array}$



FIRST FLOOR



RUSSELL SIMPSON

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