



## **RUSSELL SIMPSON**

A spectacular first floor apartment  
enjoying westerly light

PHILLIMORE GARDENS  
KENSINGTON W8

Phillimore Gardens

£1,600,000

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>745 <small>SQ FT</small></div> <div>69 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>971 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>

## 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.

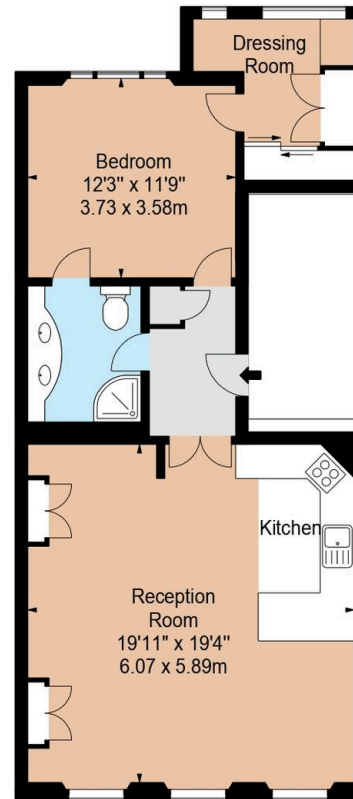
**PHILLIMORE GARDENS  
LONDON W8**

**APPROX. GROSS INTERNAL AREA \***

**732 Ft<sup>2</sup> - 68.00 M<sup>2</sup>**

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



**FIRST FLOOR**



[www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)  
T: 0345 257 2023  
© BKR 2022

**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)