



RUSSELL SIMPSON

A sensational apartment with a
lovely West-facing terrace

PHILLIMORE GARDENS
KENSINGTON W8

Phillimore Gardens

£4,250,000

BEDROOMS 4	INTERNAL 2,154 SQ FT 200 SQM	OUTDOOR 191 SQ FT	COUNCIL RBKC
BATHROOMS 4		EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 971 YEARS	GROUND RENT —	SERVICE CHARGE £7,910 P/Y





The Property

This beautiful home offers a spacious reception room with three large windows together with the high ceilings giving a sense of grandeur. The separate eat-in kitchen is located on the same floor, alongside a separate guest WC.



The Bedrooms

The third floor offers an en-suite second bedroom and two further double bedrooms serviced by a family bathroom.

The principal bedroom en-suite is located on the top floor with floor to ceiling windows leading onto the terrace with spectacular views.



Outdoor Spaces



Russell Simpson



Phillimore Gardens



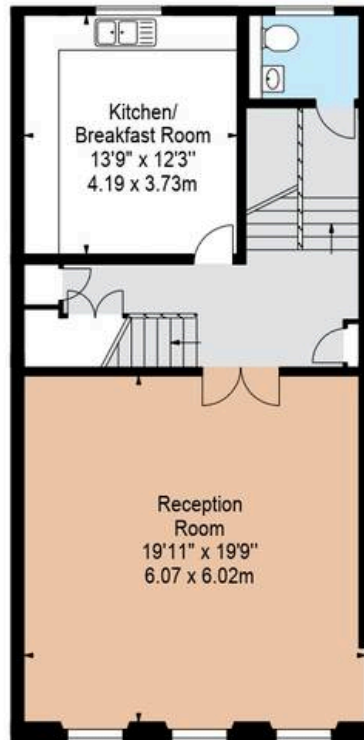
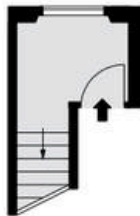
The Neighbourhood

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.

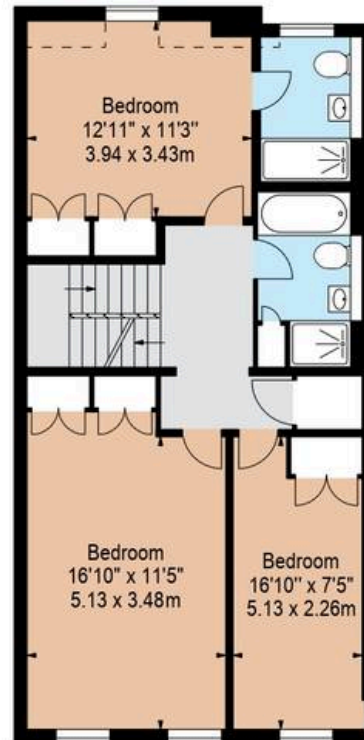
**PHILLIMORE GARDENS
LONDON W8**

APPROX. GROSS INTERNAL AREA *
2128 Ft² - 197.69 M²

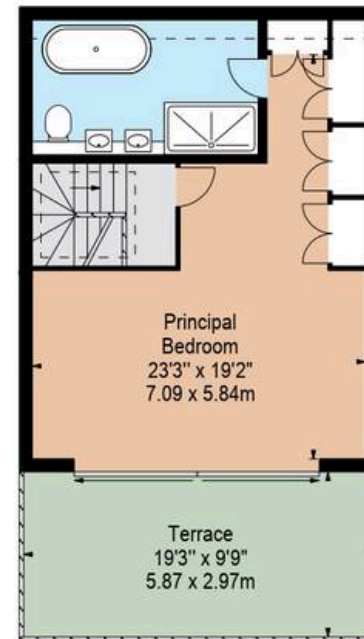
Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

**FIRST FLOOR
ENTRANCE**



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**RUSSELL
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