

## **RUSSELL SIMPSON**

Serene three-bedroom flat with  
south-west facing terrace  
overlooking Holland Park

PLANE TREE HOUSE  
KENSINGTON W8

# Plane Tree House

£2,950,000

|                     |                           |                      |                              |
|---------------------|---------------------------|----------------------|------------------------------|
| BEDROOMS<br>3       | INTERNAL<br>1,370 SQ FT   | OUTDOOR<br>132 SQ FT | COUNCIL<br>RBKC              |
| BATHROOMS<br>2      | 127 SQM                   | EPC<br>C             | COUNCIL TAX<br>H             |
| TENURE<br>Leasehold | LEASE LENGTH<br>983 YEARS | GROUND RENT<br>—     | SERVICE CHARGE<br>£8,674 P/Y |



## The Property

Light-filled flat with quadruple aspect in an exceptionally well-located modern building

The flat has windows on every side, resulting in luminous rooms and beautiful views. The interiors combine a contemporary style with charming rustic details to create a sense of comfort and warmth.



## Indoor Spaces

Entering the flat on the third floor, the front hall leads through to a well-proportioned reception room. This includes a dining area, a seating area and sliding French doors opening onto the terrace. It also flows through to a fitted kitchen.

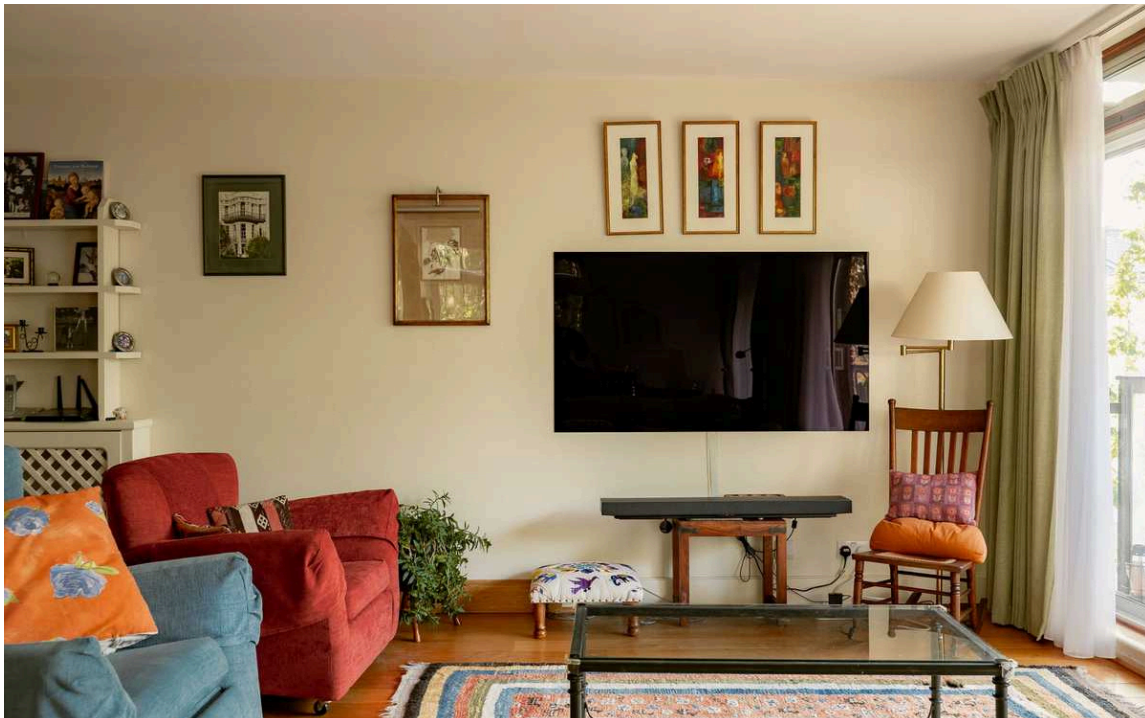
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img 1

Dining

img 2

Reception Room





## The Bedrooms

The flat contains three bedrooms. The principal bedroom has an ensuite bathroom with a bath, considerable storage space and a wide corner window. The other two bedrooms share a bathroom, while the hallways contains a guest WC and further storage space.

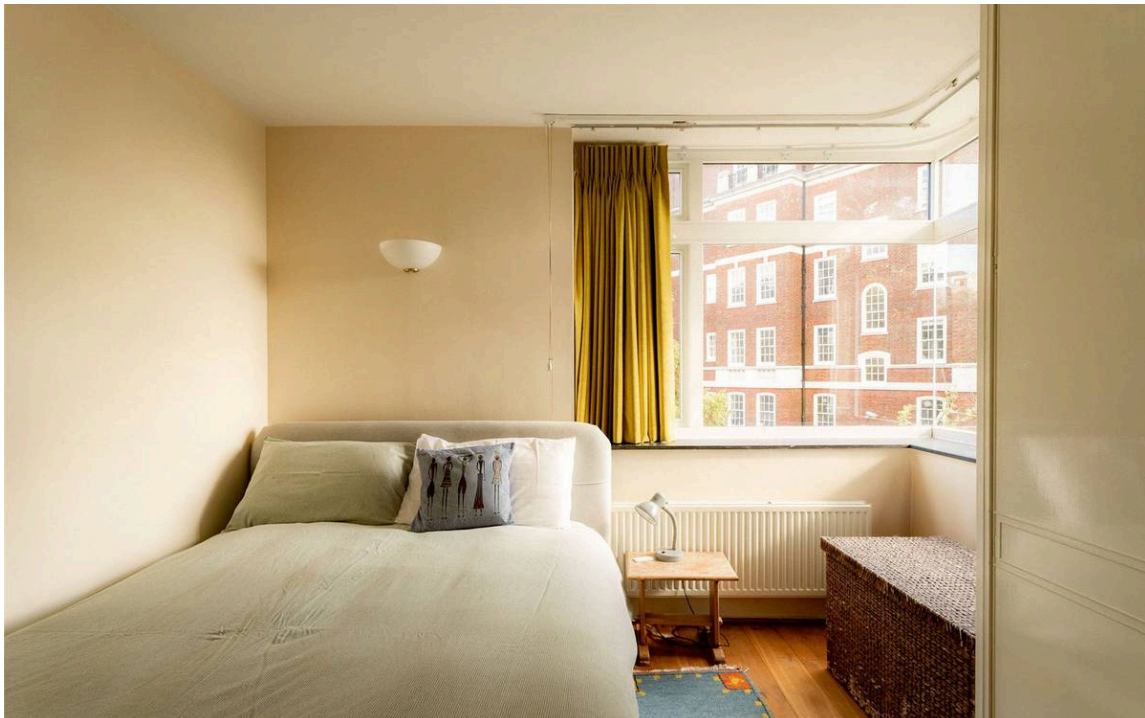
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img 1

Principal Bedroom

img 2

Second Bedroom





## Outdoor Spaces

The property includes a south-west facing terrace with beautiful views over Holland Park. In addition, the building has a lift, a porter and underground parking for two cars.



## The Neighbourhood

Plane Tree House is an award-winning block of flats from the 1960s. The building is exceptionally well-located to the north of Duchess of Bedford Walk, with light-filled flats overlooking Holland Park. From here, Kensington High Street is close, with its restaurants, shops and underground station.

# Plane Tree House, W8

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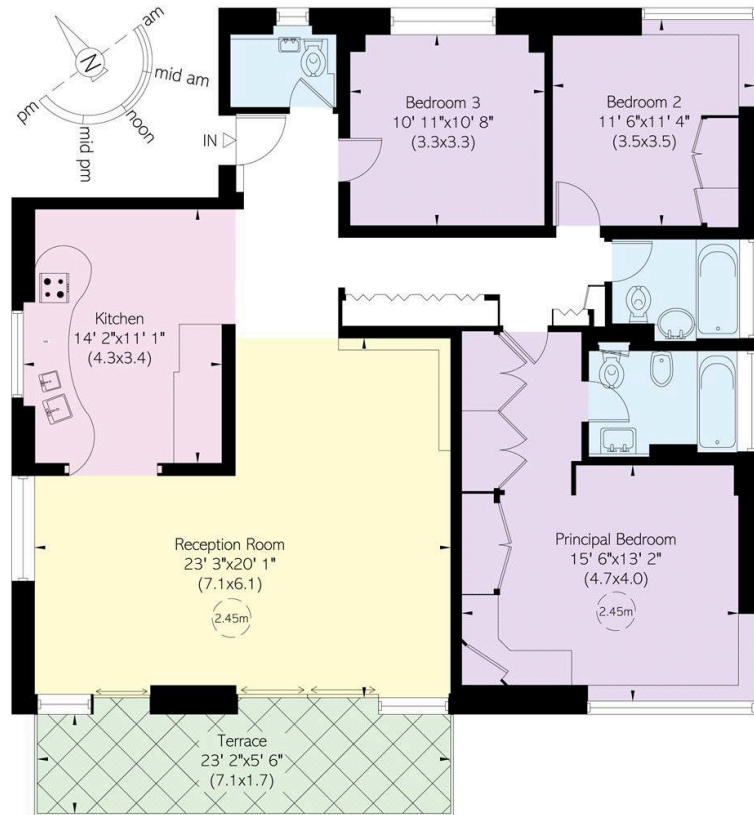
### Approximate Internal Area

1,370 sq ft/ 127 sq m

### Outside Area

133 sq ft/ 12 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.



Third Floor



**RUSSELL  
SIMPSON**

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