

RUSSELL SIMPSON

Sublime two-bedroom flat with a
south-facing balcony close to
Ladbroke Grove station

ST MARKS ROAD
NORTH KENSINGTON W10

St Marks Road

£2,250,000

BEDROOMS 3	INTERNAL 1,925 SQ FT	OUTDOOR 73 SQ FT	COUNCIL —
BATHROOMS 2	178 SQM	EPC E	COUNCIL TAX —
TENURE Share of freehold	LEASE LENGTH 955 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Beautifully designed duplex flat with lofty rooms and contemporary interiors in North Kensington





Indoor Spaces

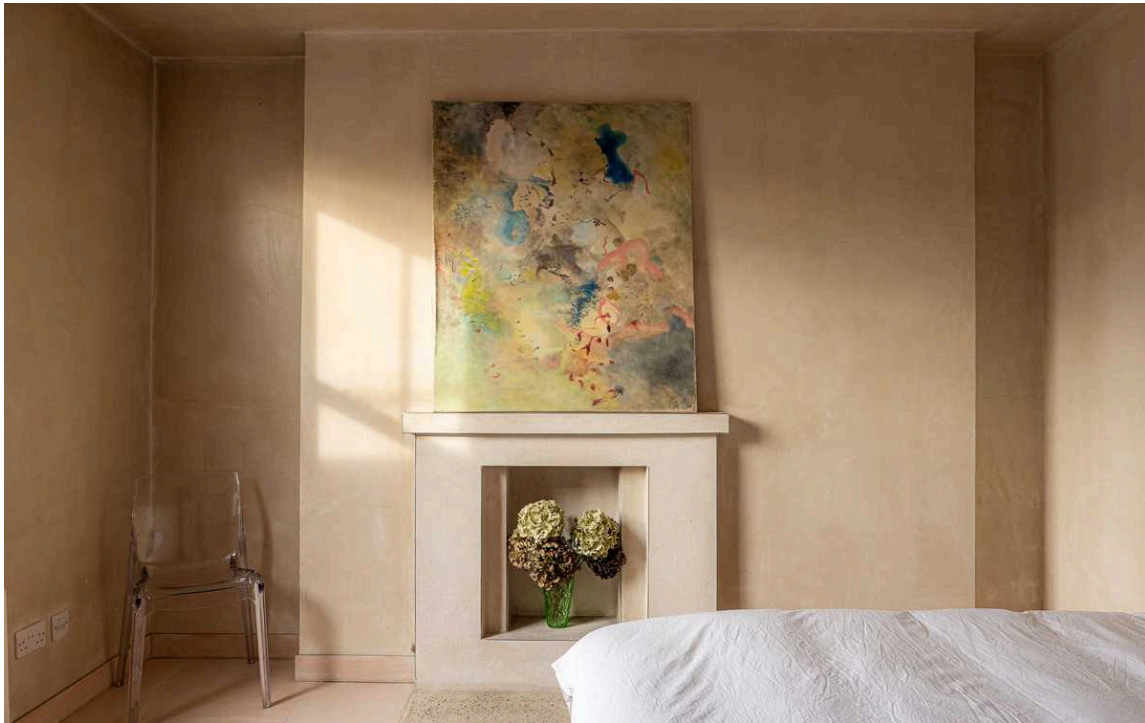
Stepping into the flat on the first floor, a staircase leads up to the central hall. From here, double doors open onto a generous reception room with enough space for separate dining and seating areas. Double height ceilings, overhead skylights and a triple-aspect result in a bright and tranquil space.



Entertaining Spaces

The reception room flows through to a modern kitchen with fitted units. On the other side, stairs lead up the south-facing balcony. This floor also contains a second reception room with a beautiful stone fireplace.





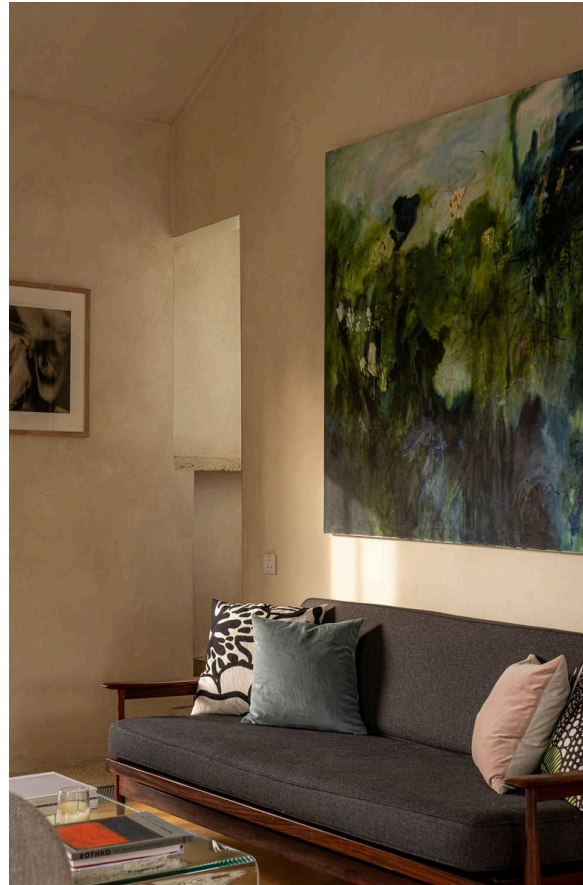
The Bedrooms

The principal bedroom has an ensuite bathroom, and a guest WC. The third floor offers a second bedroom, with a second bathroom next door. This floor also has a large mezzanine landing with internal balcony, as well as several storage spaces.



The Design

The flat's contemporary interiors are presented in good condition. Wooden floors, cupboards and walls add to the feeling of coherence and calm, resulting in a bright and beautiful space. It was designed by the practice of Adjaye & Russell (1994 - 2000); founders Sir David Adjaye and William Russell have since become celebrated architects with international reputations.





The Neighbourhood

The property includes a south-facing balcony with enough space for outdoor seating, overlooking the red-brick villas of Bassett Road.

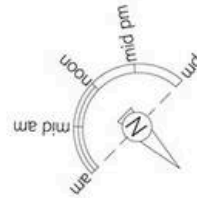
St Marks Road is a residential street in North Kensington. This property is set back from the street, with added privacy from a walled front garden. From here, Ladbroke Grove station is close, while Latimer Road is also nearby. In addition, the green spaces of Kensington Memorial Park are within easy reach.

St Marks Road, W10

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Approximate Internal Area
1,925 sq ft/ 179 sq m
Including limited use area
173 sq ft/ 16 sq m
Outside Area
73 sq ft/ 7 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.



Reduced head height below 1.5m



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