

## **RUSSELL SIMPSON**

Attractive four bedroom family  
home with garden, terrace and  
balcony in the heart of Kensington

STANFORD ROAD  
KENSINGTON W8

Stanford Road

Sold

BEDROOMS 4	INTERNAL  2,589 SQ FT  240 SQM	OUTDOOR  819 SQ FT	COUNCIL TAX  H
BATHROOMS 4		EPC  D	TENURE  Freehold



## The Property

A wide semi-detached house with modern interiors on a sought-after street close to Gloucester Road underground station

Entering the house on the raised ground floor, the foyer leads through to a staircase hall. On one side is a front reception room with high ceilings and a full-length sash window that could be used as a formal dining room. On the other side is rear reception room with French doors opening onto a Juliet balcony and a terrace giving access to the garden. This floor also contains a guest WC.

img 1

Reception Room

img 2

Dining Space





# Indoor Spaces

Downstairs is an unusually wide open-plan kitchen with a separate dining area and double French doors leading out into the garden. This floor also contains a family room that could be used as an additional bedroom, along with a utility room and a bathroom with a shower.

img 1

Kitchen Dining

img 2

Fully Equipped Kitchen







## The Bedrooms

The first floor features a generous principal bedroom with an ensuite bathroom and considerable storage space. This floor contains a second ensuite bedroom, while the floor above features two more bedrooms and a large shared bathroom.

img 1

Principal Bedroom



## The Design

The house's bright and spacious interiors are in good condition, with wooden floors for the upper storeys.





## Outdoor Spaces & The Neighbourhood

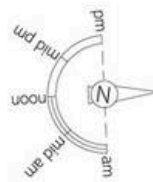
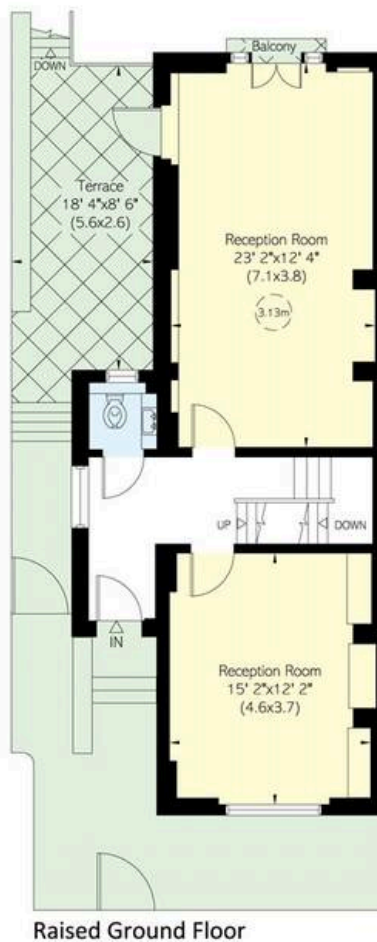
The property includes a ground-floor terrace with separate street access and stairs leading down to the west-facing rear garden. In addition, there is a second-floor balcony with wooden decking and enough space for outdoor seating.

Stanford Road is a quiet cul-de-sac in Kensington. The street is lined with trees and terrace houses with stucco dressings. From here, the restaurants, shops and transport links of Kensington High Street are within walking distance. Gloucester Road underground station is also close, while the open spaces of Kensington Gardens are likewise nearby.



img 2

Garden



## Stanford Road, W8

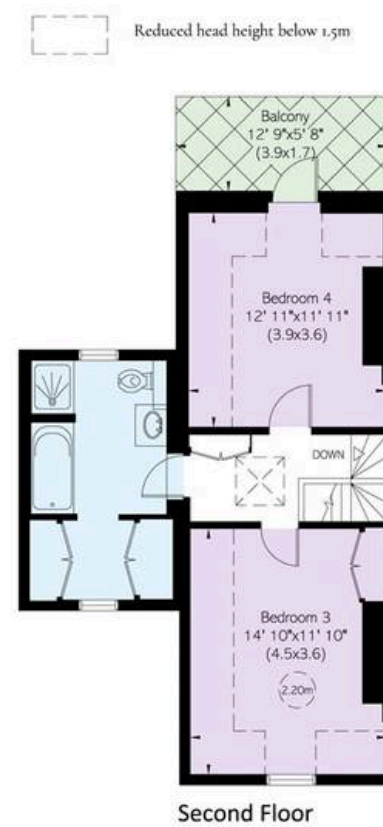
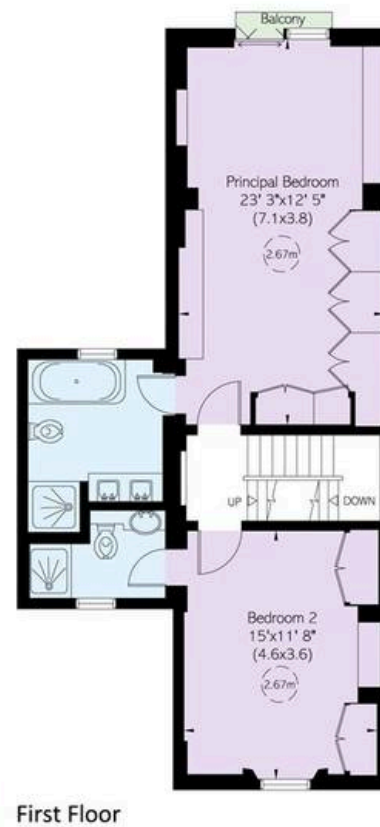
**RUSSELL  
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**Approximate Internal Area**  
2,589 sq ft/ 241 sq m

**Including limited use area**  
117 sq ft/ 11 sq m

**Outside Area**  
819 sq ft/ 76 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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SIMPSON**

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