



**RUSSELL  
SIMPSON**

Three-bedroom flat on a sought-  
after Kensington street

STRATHMORE GARDENS  
KENSINGTON W8

# Strathmore Gardens

£1,395,000

BEDROOMS 3	INTERNAL 1,348 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3	125 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 89 YEARS	GROUND RENT —	SERVICE CHARGE —



# The Property

Elegant flat in a white stucco town house a short walk away from Notting Hill underground station

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img 1

Reception Room

img 2

Kitchen

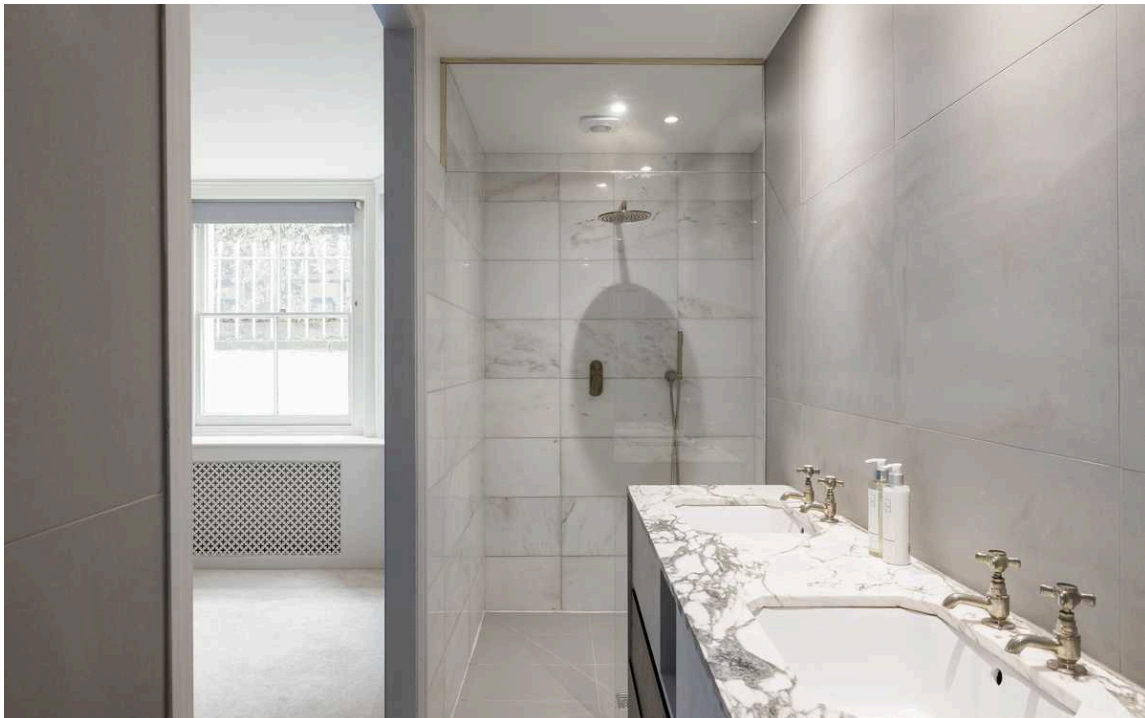




## Indoor Spaces

Entering the flat on the lower ground floor, a front hall opens onto the modern kitchen area. Next door is the main reception room, a generous space with separate dining and seating areas. Wooden floors add to the elegance, while a bay window brings in additional light.

The reception room opens onto a bedroom with ensuite bathroom, while a second bedroom can be found on the far side of the hall. In addition, the principal bedroom includes a dressing room and ensuite bathroom with a walk-in shower. A further study/bedroom can be found at the end of the hall. A guest loo, a utility cupboard, and underground storage space complete the flat, as well as a door leading out to the front patio.



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img 1

Principal Bedroom

img 2

Marble Details





## The Neighbourhood

Strathmore Gardens is centrally located in a quiet cul-de-sac lined with white stucco townhouses. Notting Hill Gate underground station is a short walk away, as well as the restaurants and shops of the wider Notting Hill neighbourhood.

# Strathmore Gardens, W8

**Approximate area**  
124.7 sq m / 1342 sq ft

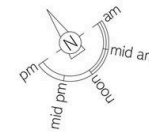
**Store**  
0.6 sq m / 6 sq ft

**Total**  
125.3 sq m / 1348 sq ft

**Including limited use area**  
(1.3 sq m / 14 sq ft)

**Approximate external area**  
13.5 sq m / 145 sq ft

## RUSSELL SIMPSON



Lower Ground Floor

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.

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