

RUSSELL SIMPSON

Three-bedroom flat on a soughtafter Kensington street

STRATHMORE GARDENS KENSINGTON W8

Strathmore Gardens

£1,350,000

bedrooms 3	INTERNAL $1,348$ so ft	OUTDOOR	council RBKC
bathrooms 3	125 бом	epc D	COUNCIL TAX
TENURE Share of freehold	lease length 88 years	GROUND RENT	SERVICE CHARGE



The Property

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

img 1 Reception Room

Kitchen

img 2

3





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.

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.

Russell Simpson

RUSSELL SIMPSON

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street London SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square London W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mix-Description Act 1901, the following details have been prepared in good fairly, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good fairly but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. Otober 2021