



**RUSSELL
SIMPSON**

Three-bedroom flat on a sought-
after Kensington street

STRATHMORE GARDENS
KENSINGTON W8

Strathmore Gardens

£1,350,000

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 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

img 2

Kitchen

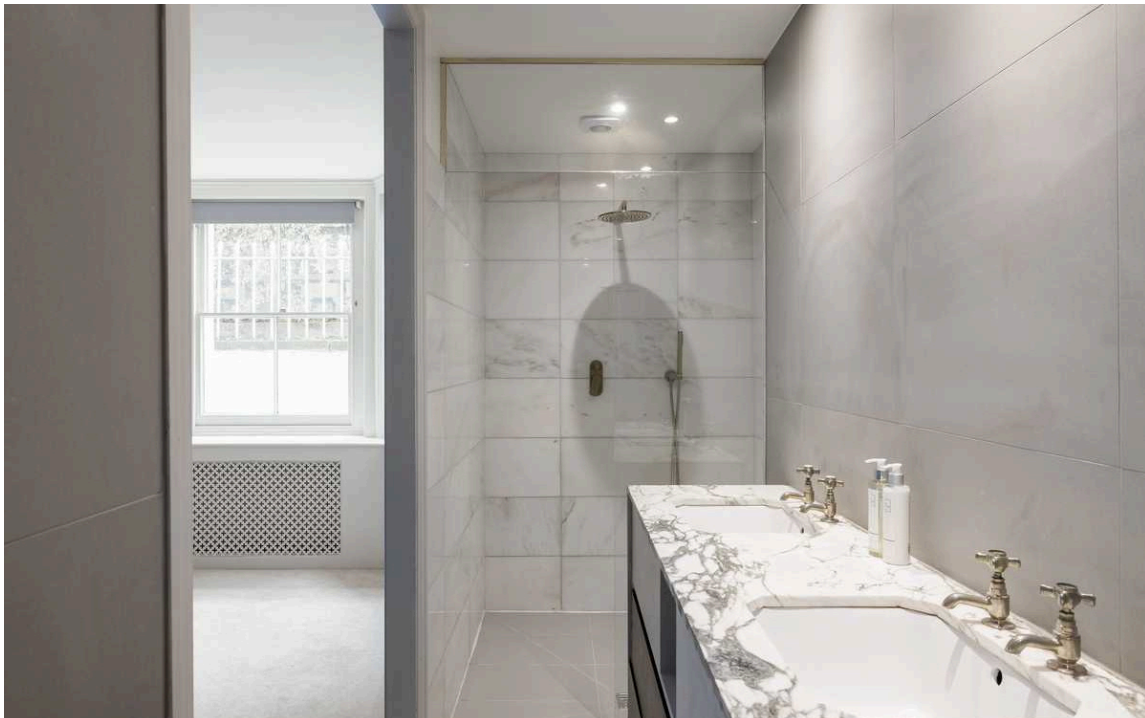




Indoor Spaces

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.



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

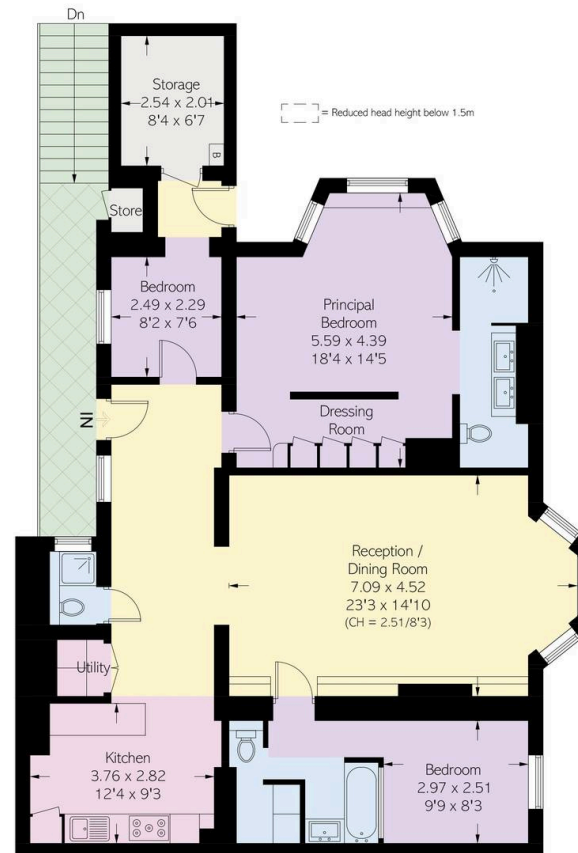
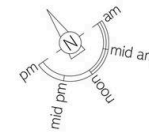
Store
0.6 sq m / 6 sq ft

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

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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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