



RUSSELL SIMPSON

Impressive lateral flat with off-street parking moments away from Holland Park

WYNNSTAY GARDENS
KENSINGTON W8

Wynnstay Gardens

£3,250,000

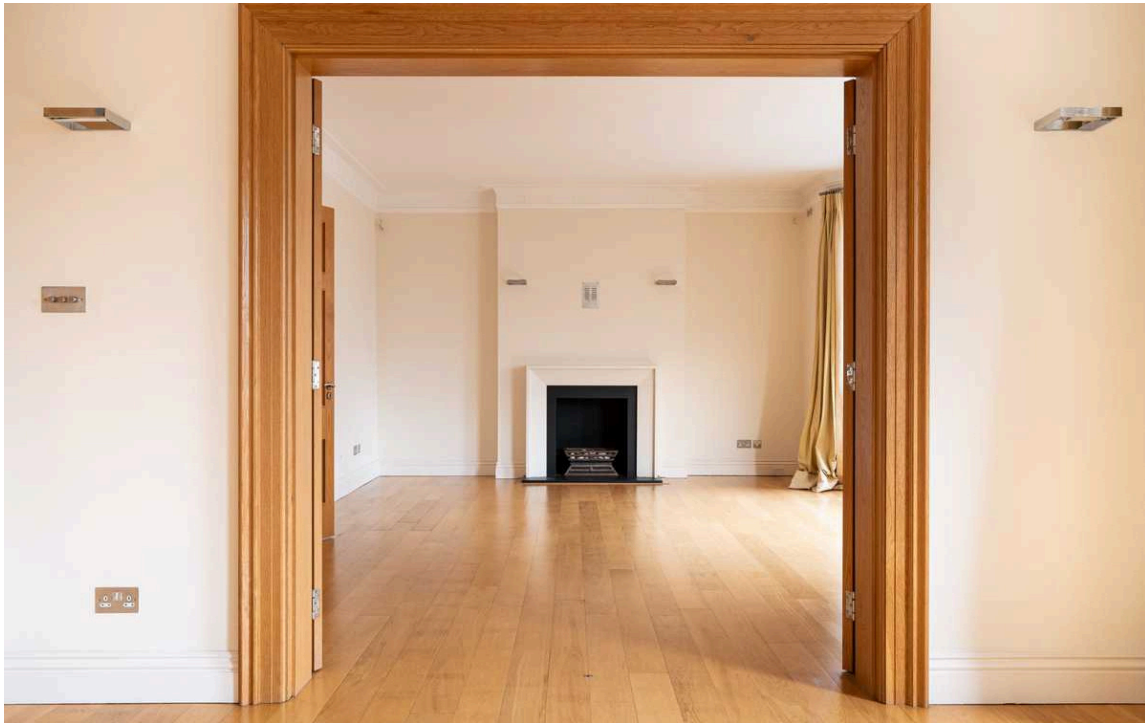
BEDROOMS 4	INTERNAL 1,833 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3	170 SQM	EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 961 YEARS	GROUND RENT —	SERVICE CHARGE £10,000 P/Y



The Property

Four-bedroom flat with spacious rooms in a grand mansion block close to Kensington High Street





Indoor Spaces

Entering the flat on the second floor, a central corridor connects the main rooms. The front half of the flat features a pair of well-proportioned reception rooms, connected by a double door. With wooden floors, high ceilings, and full-length sash windows, they make for an impressive dining room and drawing room. There is also a fitted kitchen next door to the second reception room.





The Bedrooms

The first floor contains a principal bedroom with full length sash windows, as well as a dressing room next door, which can also be used as a second bedroom. In addition, there is a well-proportioned bathroom on the half landing with twin sinks and a bathtub.

The second floor is entirely occupied by another bedroom with an ensuite bathroom and double French doors leading out onto the roof terrace. There is also an additional WC on the half landing.





The Neighbourhood

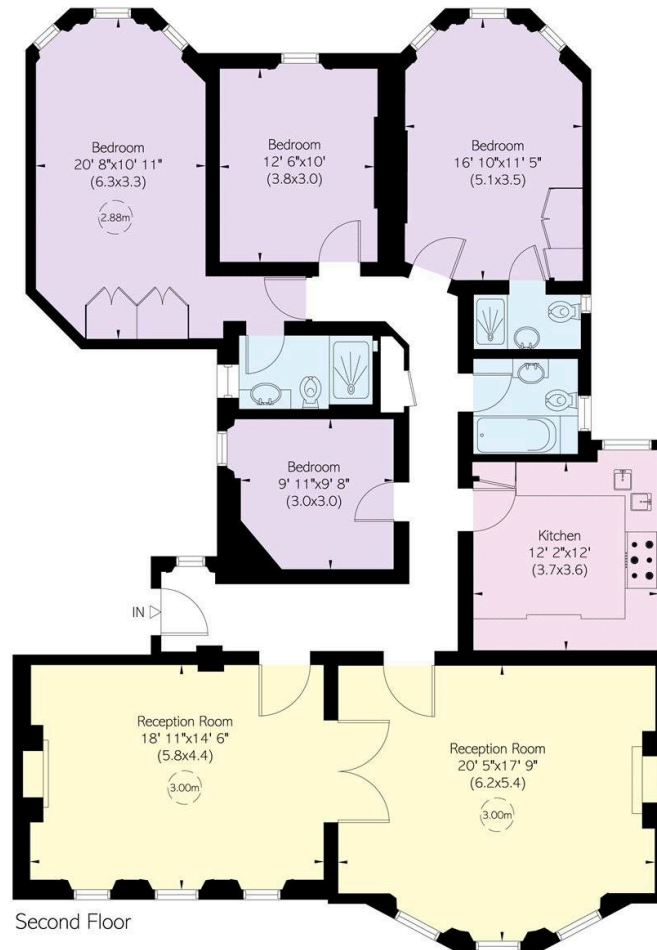
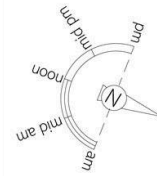
Wynnstay Gardens is a grand red-brick mansion block built in 1883. It is overseen by a porter and provides off-street parking for residents. This property is set back from the main road, but enjoys open views towards the street, bringing in added light.

Wynnstay Gardens, W8

Approximate Internal Area
1833 sq ft / 170 sq m

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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.



Second Floor

**RUSSELL
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