



RUSSELL SIMPSON

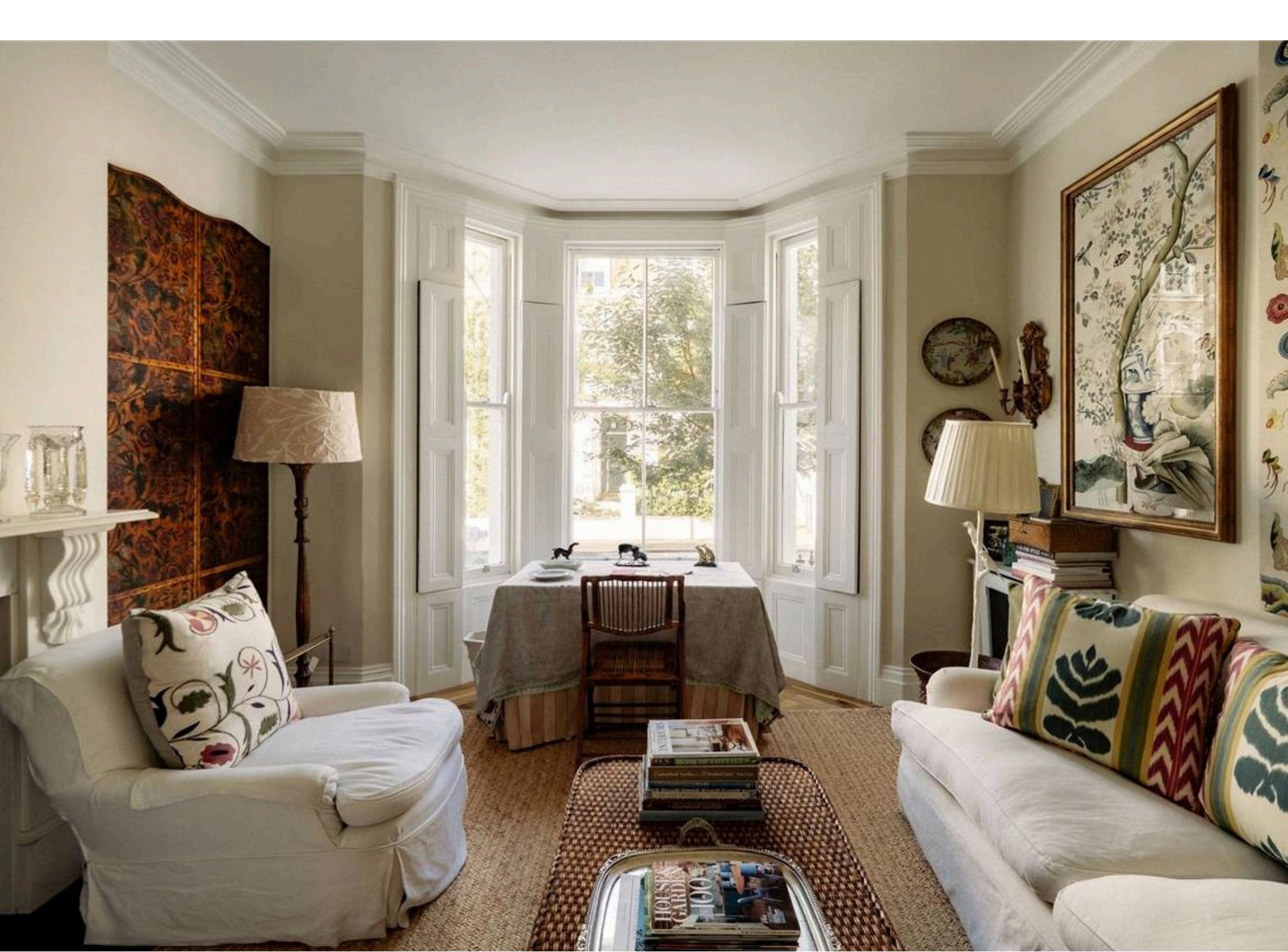
Charming one-bedroom flat with
elegant interiors and bright
reception room

ABINGDON ROAD
KENSINGTON W8

Abingdon Road

£1,239 P/W

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|----------------|--------------------------------------|--------------|-------------------------------|
| BEDROOMS 1 | INTERNAL 620 <small>SQ FT</small> | OUTDOOR — | FURNISHED STATUS Furnished |
| BATHROOMS 1 | 57 <small>SQM</small> | EPC D | COUNCIL TAX RBKC, E |



The Property



A beautifully presented flat with sophisticated traditional styling.

Entering the flat on the ground floor, you step into a reception room with generous proportions enhanced by a broad bay window that fills the space with light. The room is decorated in a graceful traditional style with high ceilings creating a sense of scale, while the bay window offers charming views of the leafy street beyond.

The Kitchen



The kitchen is thoughtfully designed with a contemporary approach, featuring clean white cabinetry with handle-less designs and smooth countertops. Black and white checkered flooring adds classic charm, while modern appliances include stainless steel fixtures and a vintage-style hanging light. A breakfast area with woven seating positioned beneath pendant lighting that creates a cosy atmosphere.



The Bedroom

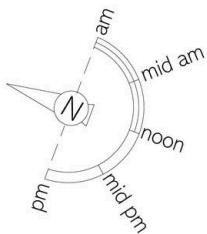
The bedroom is well-proportioned and light-filled. Built-in storage is provided by a tall bookshelf, while an ornate crystal chandelier adds elegance to the space. Large windows with white shutters offer views of the surrounding area and fill the room with natural light. This floor also features a convenient guest cloakroom.

A helical staircase leads to the first floor, where a bright bathroom features a freestanding clawfoot bathtub positioned beneath a large window. The space includes a white sink with chrome fixtures and classic black and white checkered flooring that adds to the traditional charm. Beyond is a practical utility room, providing additional storage and laundry facilities.



The Neighbourhood

Abingdon Road is an attractive street in Kensington, W8, lined with elegant townhouses featuring a mix of brick and painted facades. The tree-lined street offers a quiet residential setting while being moments away from the cultural attractions and upmarket boutiques of Kensington. The area provides excellent access to the open spaces of Hyde Park and Kensington Gardens, with their artistic treasures and recreational facilities within easy reach. Local amenities include many restaurants and shops, while transport links offer convenient connections across London.



Abingdon Road, W8

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Approximate Internal Area
620 sq ft / 58 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.



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