



RUSSELL SIMPSON

Sophisticated three-bedroom house
on a sought-after street close to
Holland Park

ABINGDON ROAD
KENSINGTON W8

Abingdon Road

Let

BEDROOMS 3	INTERNAL 2,249 SQ FT 208 SQM	OUTDOOR 138 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 3		EPC D	COUNCIL TAX RBKC, H



The Property

Stylish house in Kensington with open-plan living areas and contemporary interiors

The house has been carefully designed with a contemporary finish for its lower levels to maximise the sense of space and light. The stylish interiors include a feature staircase with wooden steps and open treads leading down to the lower ground floor.



Indoor Spaces

Entering the house on the ground floor, the front door opens directly onto a spacious reception room that occupies the entire floor. Currently used as a dining room with informal seating area, the high ceilings and wooden floors give this space a sense of elegance. This floor also contains a guest WC on the half landing.

Downstairs is a spectacular open-plan kitchen with central island breakfast bar and a sitting area beyond. Bifolding French doors lead into the garden and a long overhead skylight ensures the room is filled with light throughout the day. The other end of this floor has separate street access and a storage vault.



img 2

Kitchen



The Bedrooms

The first floor is entirely occupied by the principal bedroom suite, including bedroom, walk-in wardrobe and an ensuite bathroom with a bath. There is also a study on the half landing. Finally, there are two more bedrooms and a shared bathroom on the second floor.

img 1	Principal Bedroom
img 2	Ensuite



The Neighbourhood

The house has a paved patio garden with enough space for outdoor seating and entertaining.

Abingdon Road is a delightful Kensington street, mostly containing Victorian terrace houses with white stucco dressings. From here, the restaurants, shops and underground station of Kensington High Street are close, while the southern entrance to Holland Park is a short walk away.

Abingdon Road,
W8

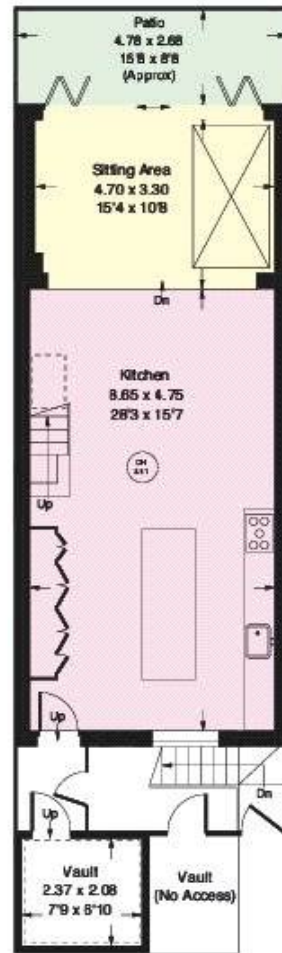
Approx Gross Internal Area
2,096 sq ft / 194.7 sq m

Vault
153 sq ft / 4.9 sq m

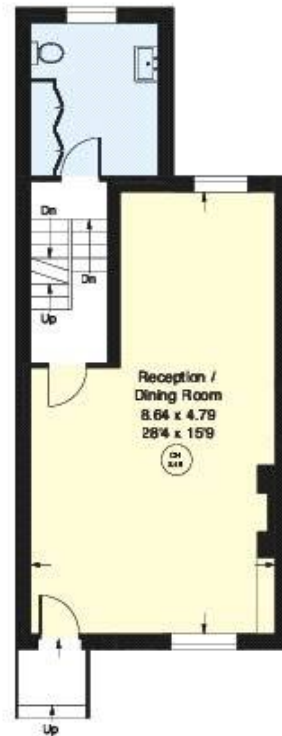
Total
2,249 sq ft / 199.6 sq m

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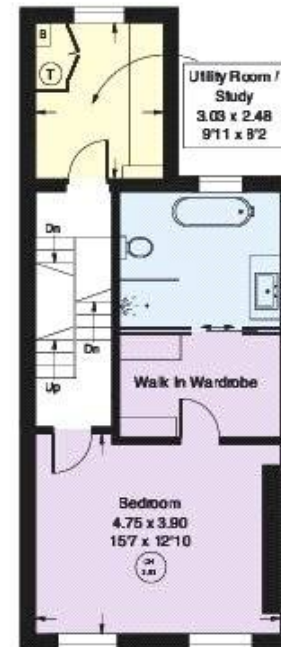
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



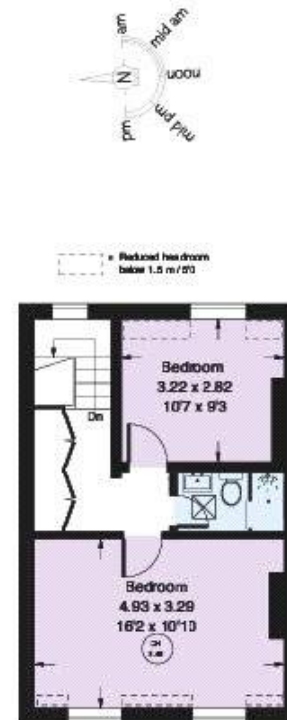
LOWER GROUND FLOOR



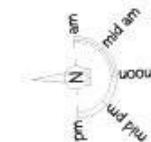
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Reduced headroom below 1.5 m / 5'0"

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