



## **RUSSELL SIMPSON**

Sublime four-bedroom flat to rent  
near Holland Park with swimming  
pool access and underground  
parking

ACADEMY GARDENS  
KENSINGTON W8

# Academy Gardens

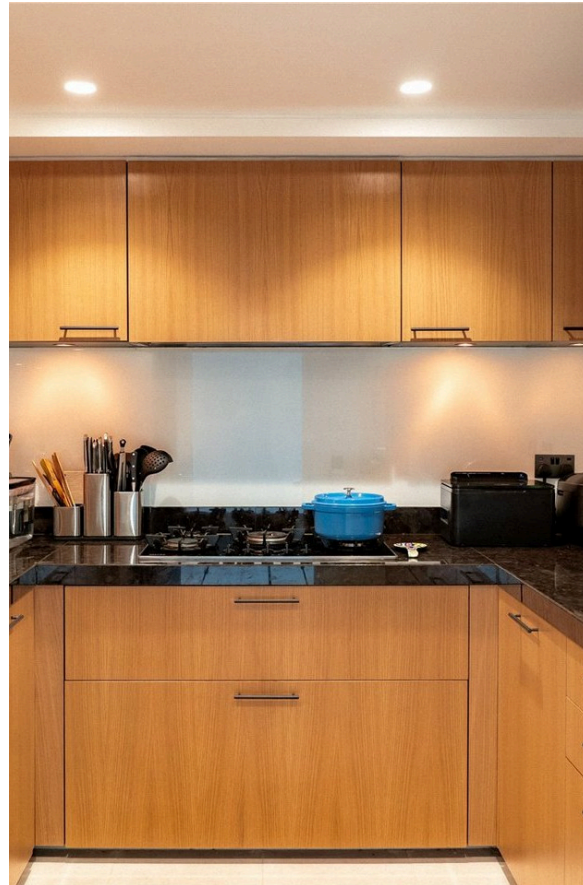
£4,500 P/W

|                |  |              |                               |
|----------------|--|--------------|-------------------------------|
| BEDROOMS<br>4  | INTERNAL<br>1,975 <small>SQ FT</small> | OUTDOOR<br>— | FURNISHED STATUS<br>Furnished |
| BATHROOMS<br>3 | 183 <small>SQM</small>                 | EPC<br>D     | COUNCIL TAX<br>RBKC, H        |

# The Property

Spacious and light-filled flat with contemporary interiors in a sought-after apartment block with gardens and gym

Stepping into the flat on the second floor, the front hall leads through to a generous reception room. As well as space for separate dining and seating areas, this includes double-height ceilings and a fireplace. Next door is a convenient fitted kitchen.



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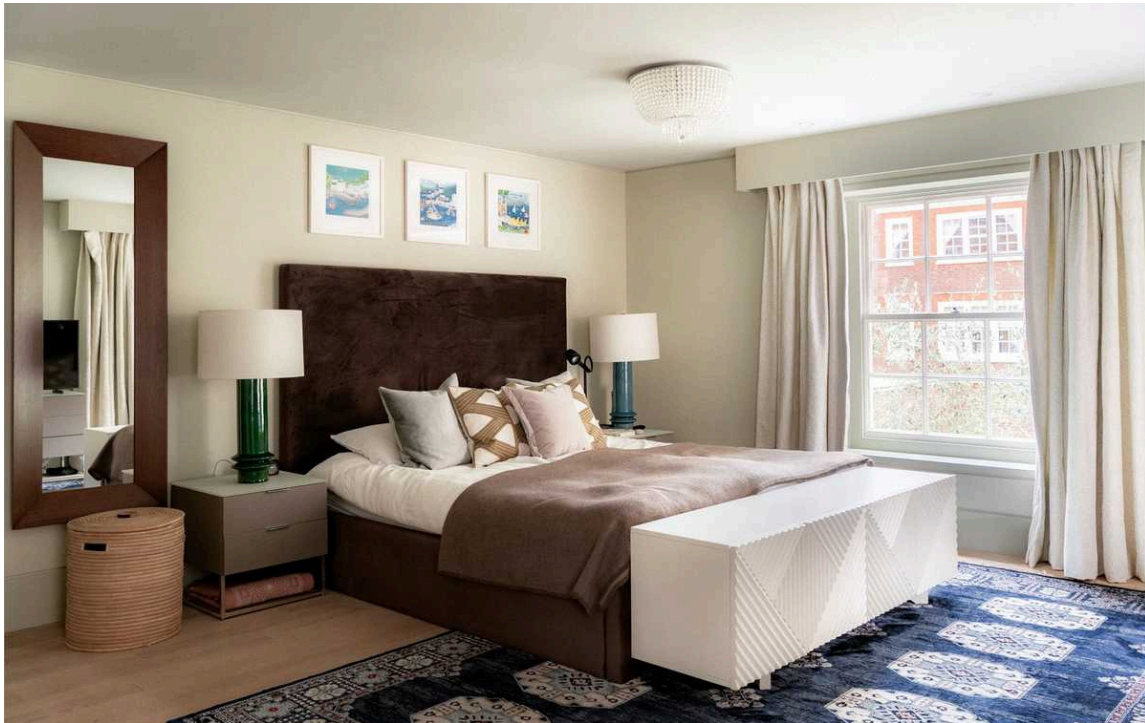
img 1

Dining Area

img 2

Kitchen





## The Bedrooms

This floor also contains a principal bedroom with a double aspect, inbuilt wardrobe space and an ensuite bathroom with a bath. Upstairs are three more bedrooms and two more bedrooms, one of them ensuite. The landing contains an internal balcony overlooking the floor below, filling the space with extra light.

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img 1

Principal Bedroom

img 2

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Bedroom

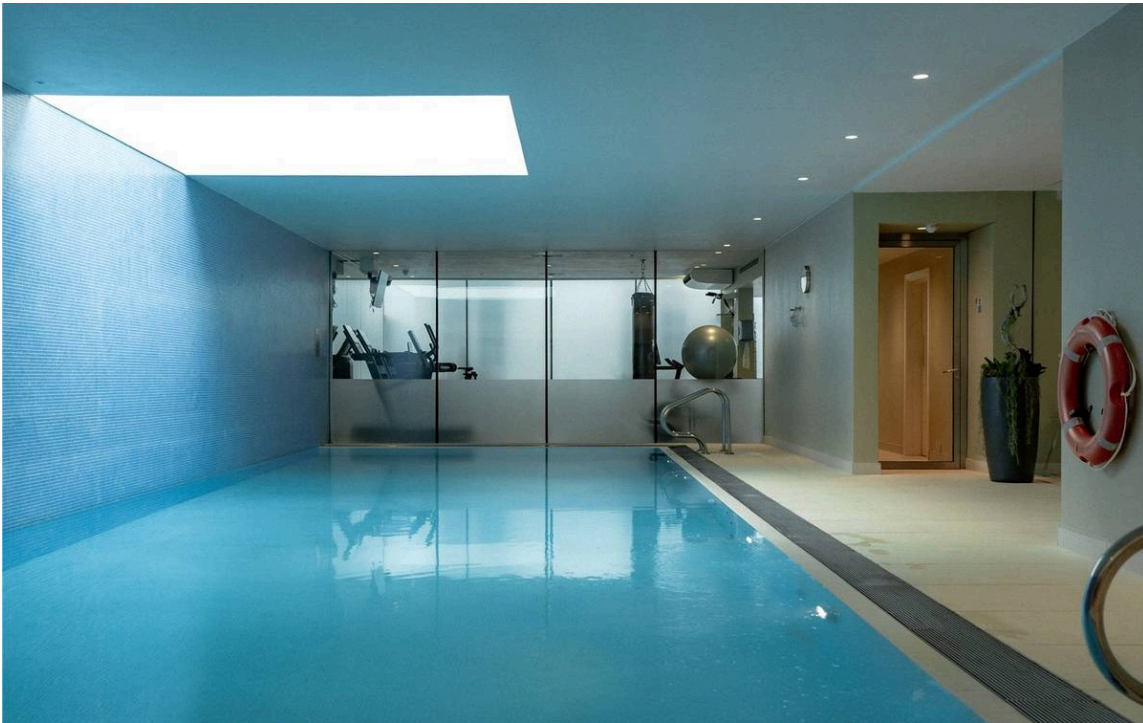




## The Design

The flat has been decorated in a contemporary style with stylish and well-maintained interiors presented in excellent condition. It includes air conditioning and underfloor heating.





# Academy Gardens

Residents of Academy Gardens have access to a swimming pool, a gym, beautiful shared gardens, impressive communal areas and a lift. There is also gated underground parking.

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img 1

Swimming Pool

img 2

Gym

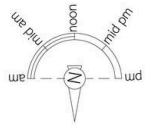




## The Neighbourhood

Academy Gardens is a neo-Georgian apartment building on Duchess of Bedford Walk. The building was constructed in 1914 as Queen Elizabeth College, the women's department of King's College London. It was designed by the architects H. Percy Adams and Charles Holden, who created such famous buildings as the University of London's Senate House.

From here, the open spaces of Holland Park are close. Furthermore, Kensington High Street is within walking distance, with its range of restaurants, shops and underground station.

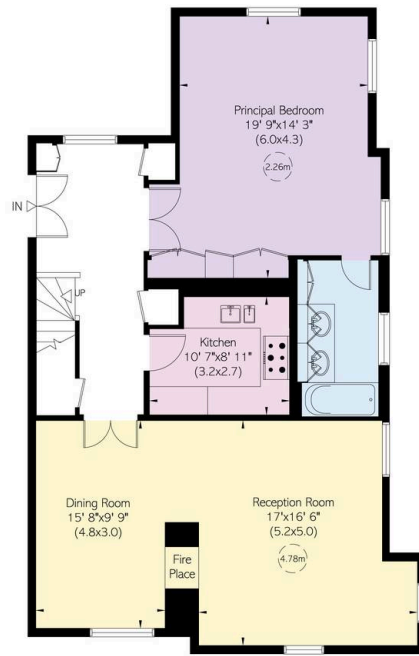


## Academy Gardens, W8

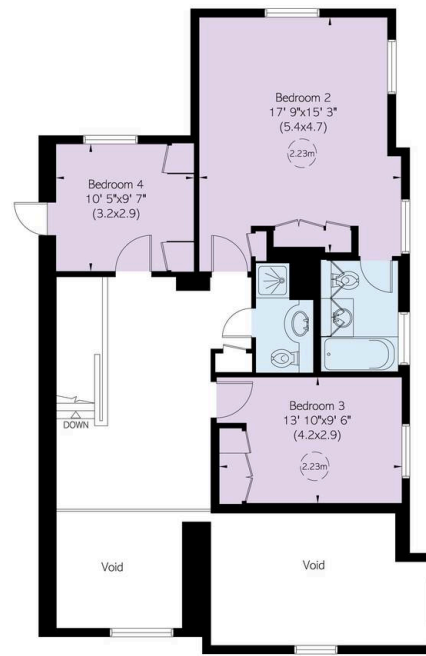
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**Approximate Internal Area**  
1,975 sq ft / 184 sq m

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.



Second Floor



Third Floor



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