



RUSSELL SIMPSON

Three-bedroom duplex apartment in
a prestigious Kensington location

AIRLIE GARDENS
KENSINGTON W8

Airlie Gardens

£1,200 _{P/W}

BEDROOMS 3	INTERNAL 1,482 _{SQ FT} 137 _{SQM}	OUTDOOR 72 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC D	COUNCIL TAX RBKC, G



The Property

A spacious duplex flat with private terrace access.

Entering the flat on the third floor, you are welcomed into the second bedroom, a well-proportioned double room with fitted storage. A staircase leads to the fourth floor, where the generous reception room fills the space with light through large windows. There is room for seating and dining in this spacious room. The separate kitchen features fitted units and modern appliances.



The Bedrooms

The principal bedroom is a substantial double room with built-in storage, opening directly onto the private terrace through French doors. The third bedroom provides additional accommodation with fitted storage. Two large bathrooms complete the flat.





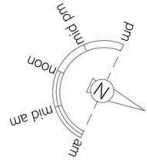
Outdoor Spaces

The property includes a west-facing terrace, providing space for outdoor seating with views over the surrounding area.



The Neighbourhood

Airlie Gardens is a quiet residential address in the heart of Kensington, moments away from the open spaces of Holland Park and within easy reach of Kensington High Street's upmarket boutiques and restaurants. The area offers excellent transport links with High Street Kensington station nearby, providing access to central London.



Airlie Gardens, W8

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Approximate Internal Area

1,482 sq ft / 138 sq m

Including limited use area

65 sq ft / 6 sq m

Outside Area

72 sq ft / 7 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.

Reduced head height below 1.5m



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