

RUSSELL SIMPSON

Impressive four bedroom-family home with light-filled contemporary interiors to let

BERKELEY GARDENS
KENSINGTON W8

Berkeley Gardens

£12,000 P/W

BEDROOMS 4	INTERNAL 2,665 SQ FT 247 SQM	OUTDOOR 451 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 4–9		EPC D	COUNCIL TAX RBKC





The Property

Beautifully designed and decorated white stucco townhouse close to Notting Hill Gate station.

Stepping into the house on the raised ground floor, the front hall opens onto a generous living space. This includes a dining area and a seating area, flowing through to a kitchen with modern units and a breakfast bar.

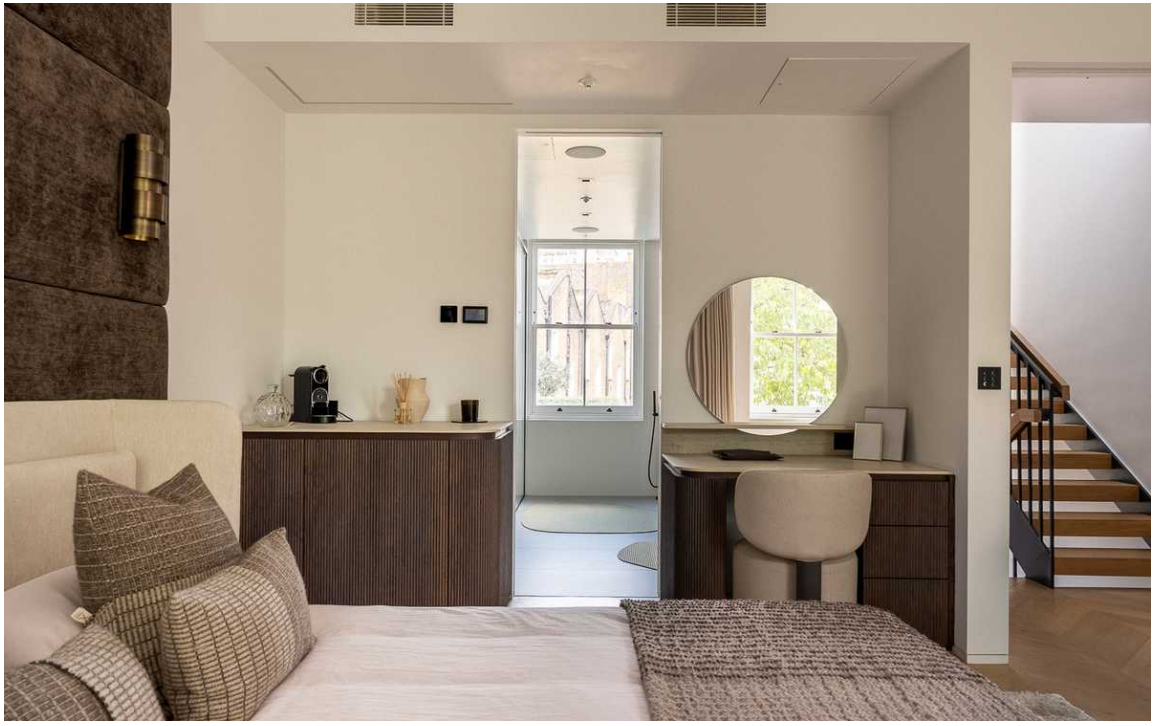


Indoor Spaces

The lower ground floor contains a bedroom with an ensuite bathroom and sliding French doors opening onto a courtyard patio. It also contains a home office, a family television room, a guest WC and separate street access. The first floor is entirely occupied by a double reception room. It offers high ceilings, full-length French doors opening onto the front balcony, two separate seating areas, a working fireplace and a bar. There is also a guest WC on the half-landing.



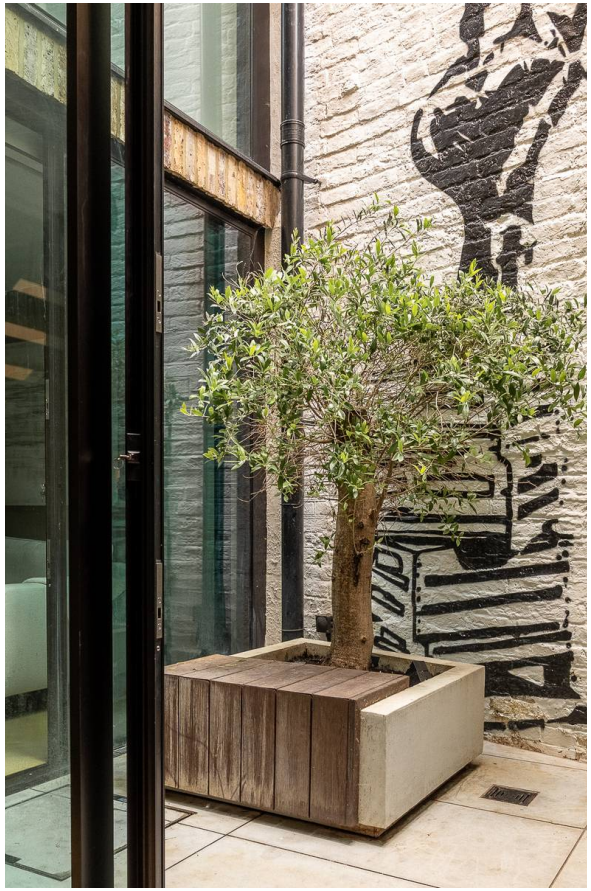




The Bedrooms

The second floor features a principal bedroom with a well-proportioned ensuite bathroom, including both shower and bath. The third floor offers two more bedrooms, sharing a bathroom. This recently refurbished property is decorated in a tasteful contemporary style, with wooden floors and a minimalist design adding to the sense of brightness and space. Internal glazing and a bespoke open-tread staircase enhance the sophistication, while air conditioning and underfloor heating throughout increase the overall comfort.





The Neighbourhood

The property includes a rear roof terrace with inbuilt seating. It is also set back from the street with a front patio giving added privacy. Berkeley Gardens is part of a beautiful tree-lined street in Kensington with white stucco houses built in the 1850s and 1860s. From here, Notting Hill underground station is a short walk away, and so too the open spaces of Kensington Gardens. Furthermore, the popular restaurants, bars and shops of the Portobello Road and Kensington High Street are within easy reach.

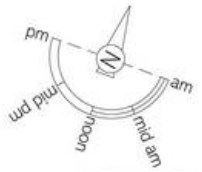
Berkeley Gardens, W8

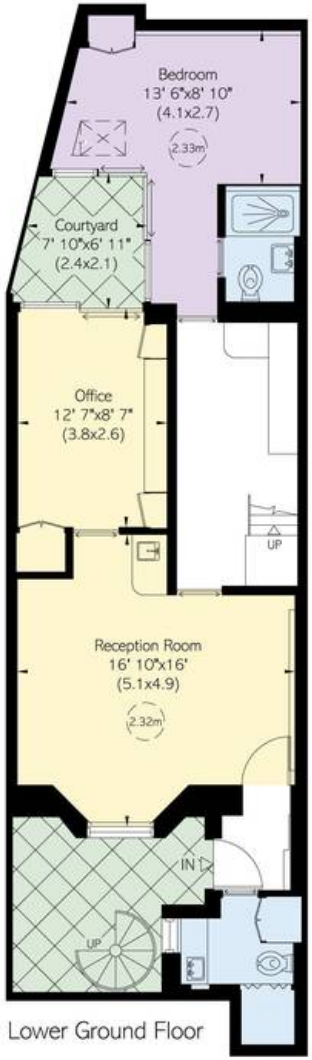
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Approximate Internal Area
2,665 sq ft/ 248 sq m
Including limited use area
20 sq ft/ 2 sq m
Outside Area
452 sq ft/ 42 sq m

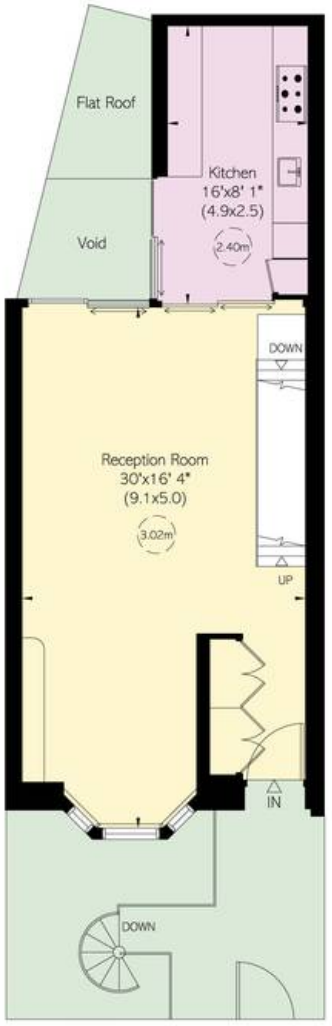
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Reduced head height below 1.5m

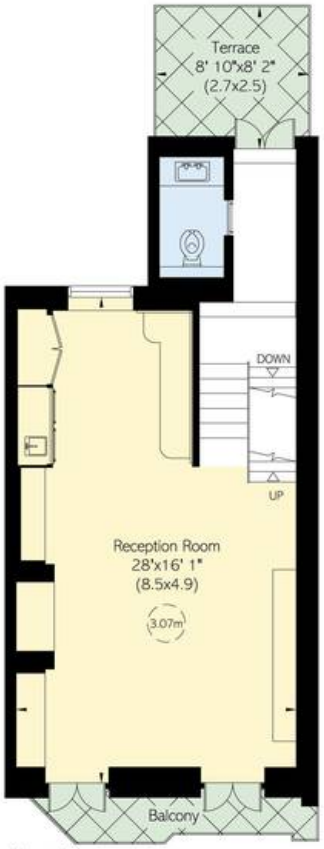




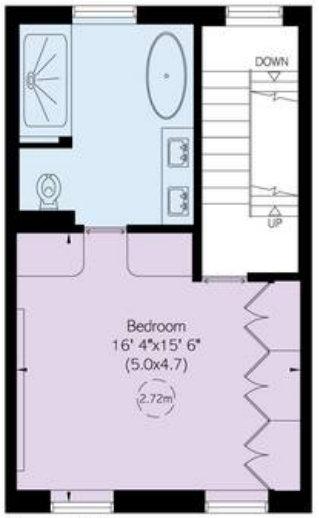
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

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