



## **RUSSELL SIMPSON**

Modern two bedroom flat in West  
Kensington with pool, gym and  
parking

COE HOUSE  
KENSINGTON W14

# Coe House

£1,150 P/W

|                |  |              |                                      |
|----------------|--|--------------|--------------------------------------|
| BEDROOMS<br>2  | INTERNAL<br>1,010 <small>SQ FT</small> | OUTDOOR<br>— | FURNISHED STATUS<br>Multiple Options |
| BATHROOMS<br>2 | 93 <small>SQM</small>                  | EPC<br>B     | COUNCIL TAX<br>G                     |

# The Property

Brand new flat with two terraces in a unique residence with exceptional facilities for those in the later stages of life

Riverstone provides the independence your own flat and the support of assisted living, with a club-like atmosphere and a welcoming community.

Please note the photos are generic photos of a two bedroom show flat in the building.





## Indoor Spaces

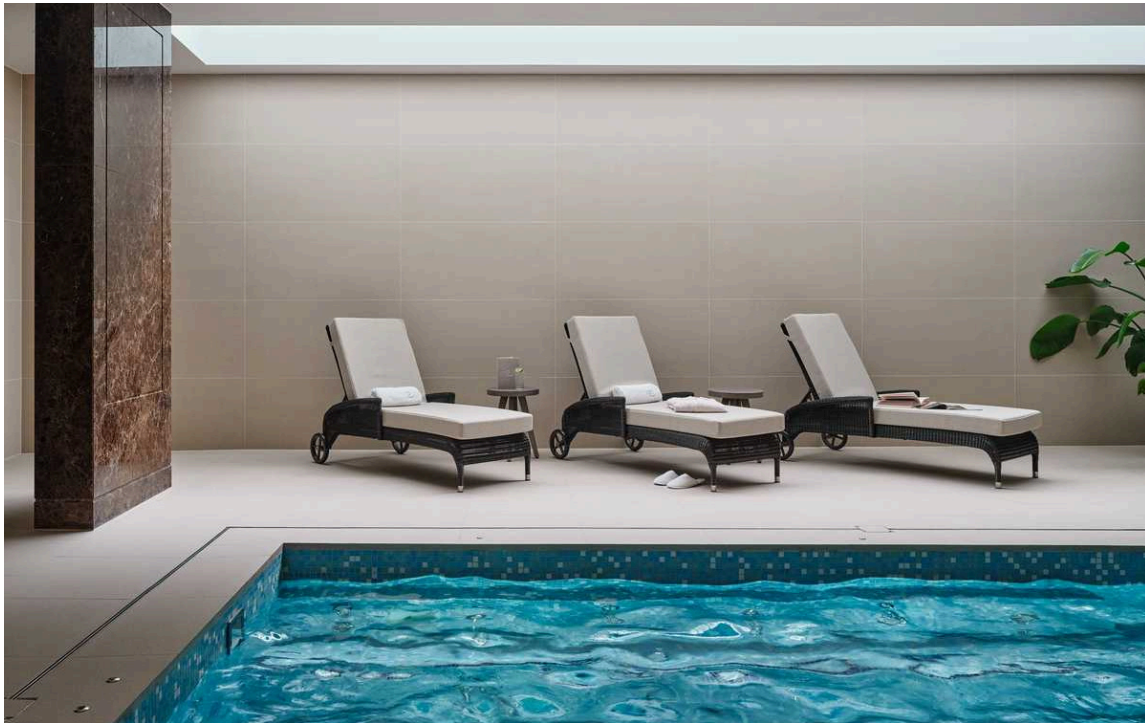
Entering the property on the fourth floor, the front hall opens onto the main rooms of the flat. The large reception room includes an open-plan kitchen, as well as space for separate dining and seating areas. It also benefits from floor-to-ceiling windows, while a French door leads out onto the terrace.

The principal bedroom includes an ensuite bathroom with bath and shower, as well as built-in storage and a French door leading out onto a second terrace. There is another bedroom, also with terrace access, and a shower room and utility room opposite. Both terraces face south-east, meaning the main rooms benefit from sunlight for much of the day.



## Outdoor Spaces





## Riverstone Development

This property is part of Coe House, which has lift access to every floor. It is designed in a contemporary fashion, but with a classical sense of style, and can be furnished at an additional cost.

Riverstone is a unique residence available to rent for those aged 55 or over. The Kensington site contains two swimming pools, a restaurant, a bar, a library, an exercise studio, meeting rooms, a private cinema and landscaped gardens. Off-street parking is also available at an additional cost, as well as a full concierge service.



## The Neighbourhood

Riverstone Kensington is a short walk away from Earl's Court and West Kensington underground stations. In addition, the open spaces of Holland Park are close, as well as the restaurants and shops of Kensington High Street.



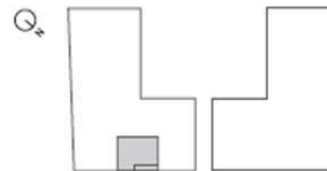
2 bedroom 2 bathroom  
Coe House - 2nd Floor



Dimensions

|                               |                    |                      |
|-------------------------------|--------------------|----------------------|
| <b>Internal Area (NSA):</b>   | 93.8m <sup>2</sup> | 1,010ft <sup>2</sup> |
| <b>Living/Dining/Kitchen:</b> | 3.59m x 9.16m      | 11' 9" x 30' 1"      |
| <b>Bedroom 1:</b>             | 3.68m x 4.70m      | 12' 1" x 15' 5"      |
| <b>Bedroom 2:</b>             | 3.78m x 3.40m      | 12' 5" x 11' 2"      |
| <b>Terrace:</b>               | 4.72m x 1.45m      | 15' 6" x 4' 9"       |

Locator



Coe House  
2nd Floor

Plans are not to scale. Measurements are approximate.



**RUSSELL  
SIMPSON**

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