



## **RUSSELL SIMPSON**

Immaculate six-bedroom lateral flat  
with two balconies and spectacular  
views

HALE HOUSE  
KENSINGTON W8

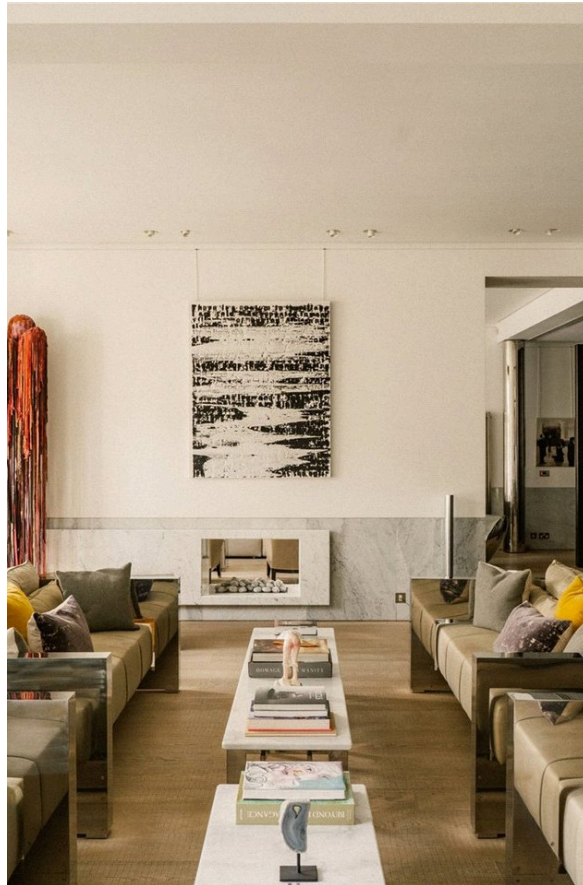
Hale House

£12,950 P/W

<div>BEDROOMS</div> <div>6</div>	<div>INTERNAL</div> <div>5,523 <small>SQ FT</small></div> <div>513 <small>SQM</small></div>	<div>OUTDOOR</div> <div>214 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>6</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>RBKC, H</div>

## The Property

Exceptionally large duplex flat with sophisticated contemporary interiors in a sought-after building close to Kensington Gardens

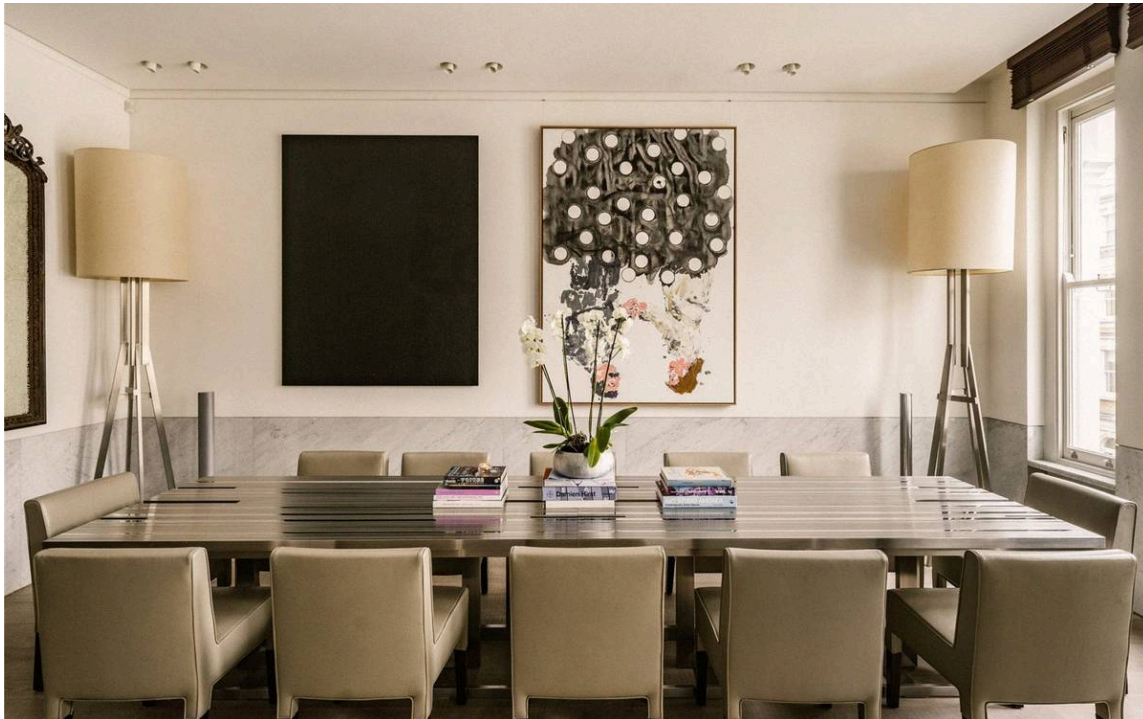






## Entertaining Spaces

Stepping into the flat on the third floor, the lobby leads into a spacious sitting room. A bay window gives balcony access and fills the space with additional light. This space flows through to an unusually generous reception room, also with balcony access. Next door is a dining room, and both these spaces are flooded with light from banks of windows.



## Indoor Spaces

This floor also features a fitted kitchen with a convenient breakfast area, as well as ensuite bedroom, a utility room, a guest WC and additional storage.







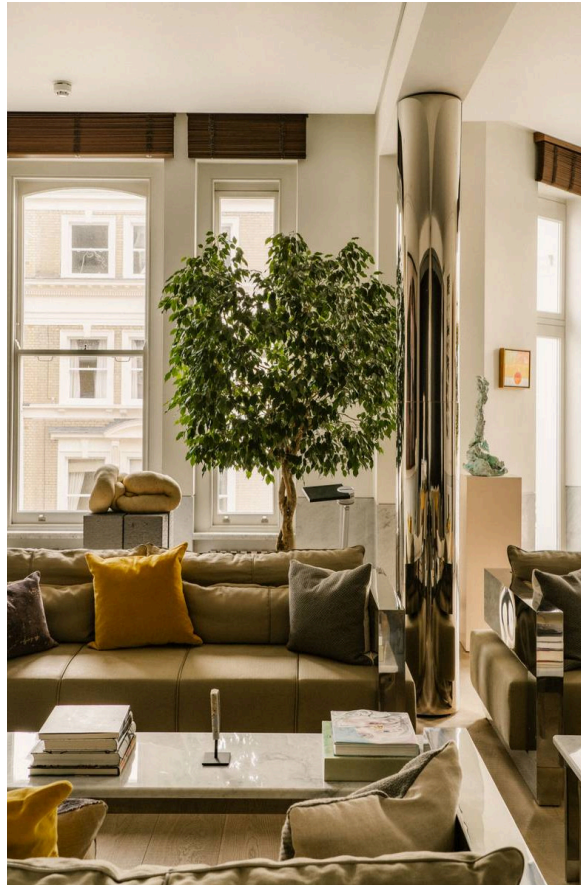
## The Bedrooms

The fourth floor offers a well-proportioned principal bedroom suite with a bedroom, a bathroom with a bath, and a dressing room. There are four more bedrooms on this floor, all of them ensuite, and all with inbuilt wardrobe space. An additional reception room completes this level.



## The Design

The flat is decorated in contemporary style that evokes the bright, stylish spaces of a New York loft. Hardwood floors, exposed brick walls, and minimalist decoration are finished to an exceptionally high standard. It is presented in immaculate condition with an integrated sound system and air conditioning throughout.







## Outdoor Spaces & The Neighbourhood

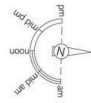
The flat includes a pair of balconies with spectacular rooftop views and enough space for outdoor seating.

Hale House is one of the most impressive apartment buildings in South Kensington. Built in the 1880s, it offers porters, lifts and a pair of private landscaped courtyards.

De Vere Gardens is a prestigious street running south from Kensington Gardens, lined with grand white stucco townhouses dating from the 1840s. Its celebrated former residents include the poet Robert Browning and the novelist Henry James.

From here, Gloucester Road and Kensington High Street are both close, offering a mix of restaurants, shops and underground stations. In addition, Kensington Gardens and Hyde Park are a short walk away, while the world-class cultural institutions of South Kensington are also nearby.





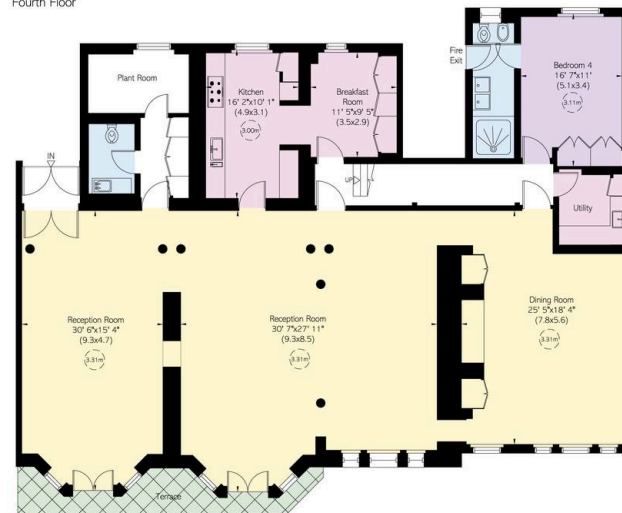
# Hale House, De Vere Gardens, W8

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**Approximate Internal Area**  
5,343 sq ft/ 513 sq m

**Outside Area**  
201 sq ft/ 20 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.



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SIMPSON**

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