



CLOSE X



## RUSSELL SIMPSON

A well-proportioned two-bedroom  
apartment in the heart of  
Kensington

ESMOND COURT  
KENSINGTON W8

Esmond Court

£1,200 P/W



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|                |                                                                       |                  |                                 |
|----------------|-----------------------------------------------------------------------|------------------|---------------------------------|
| BEDROOMS<br>2  | INTERNAL<br><br>934 <small>SQ FT</small><br><br>86 <small>SQM</small> | OUTDOOR<br><br>— | FURNISHED STATUS<br>Unfurnished |
| BATHROOMS<br>1 |                                                                       | EPC<br>C         | COUNCIL TAX<br>RBKC, G          |



## The Property



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This second-floor apartment is presented in good condition, with the benefit of a lift and porter.

A central hallway connects all principal rooms. The reception room is well-proportioned, with a working fireplace set beneath a white mantel and flanked by two windows that fill the space with light. A pair of French doors with glazed panels opens from this room, adding a sense of scale to the layout.





## The Kitchen



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The kitchen is fitted with high-gloss white units and light stone-effect countertops, complemented by wooden flooring. A built-in oven and electric hob are integrated into the units, with a window above the sink allowing natural light into the space.





## The Bedrooms



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Both bedrooms benefit from built-in wardrobe storage. The larger bedroom is bright and well-proportioned, with two windows dressed in grey roller blinds.

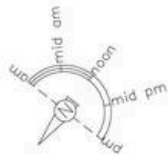
The second bedroom similarly features fitted wardrobes and a large multi-paned window with an outlook over the surrounding buildings. The bathroom is finished with white subway tiles and a single line of blue accent tiling, comprising a rounded basin, bath with a frosted glass screen, and wall-mounted towel rails and with a separate washroom.





## The Neighbourhood

Thackeray Street is a quiet residential address within easy reach of Kensington High Street, offering an excellent range of upmarket boutiques, restaurants and shops. High Street Kensington station is a short walk away, providing swift access across London via the District and Circle lines. The open spaces of Kensington Gardens are also within easy reach, making this an appealing location for those seeking both convenience and a sense of green space nearby.



Key :  
CH - Ceiling Height

## Esmond Court Thackeray Street, W8

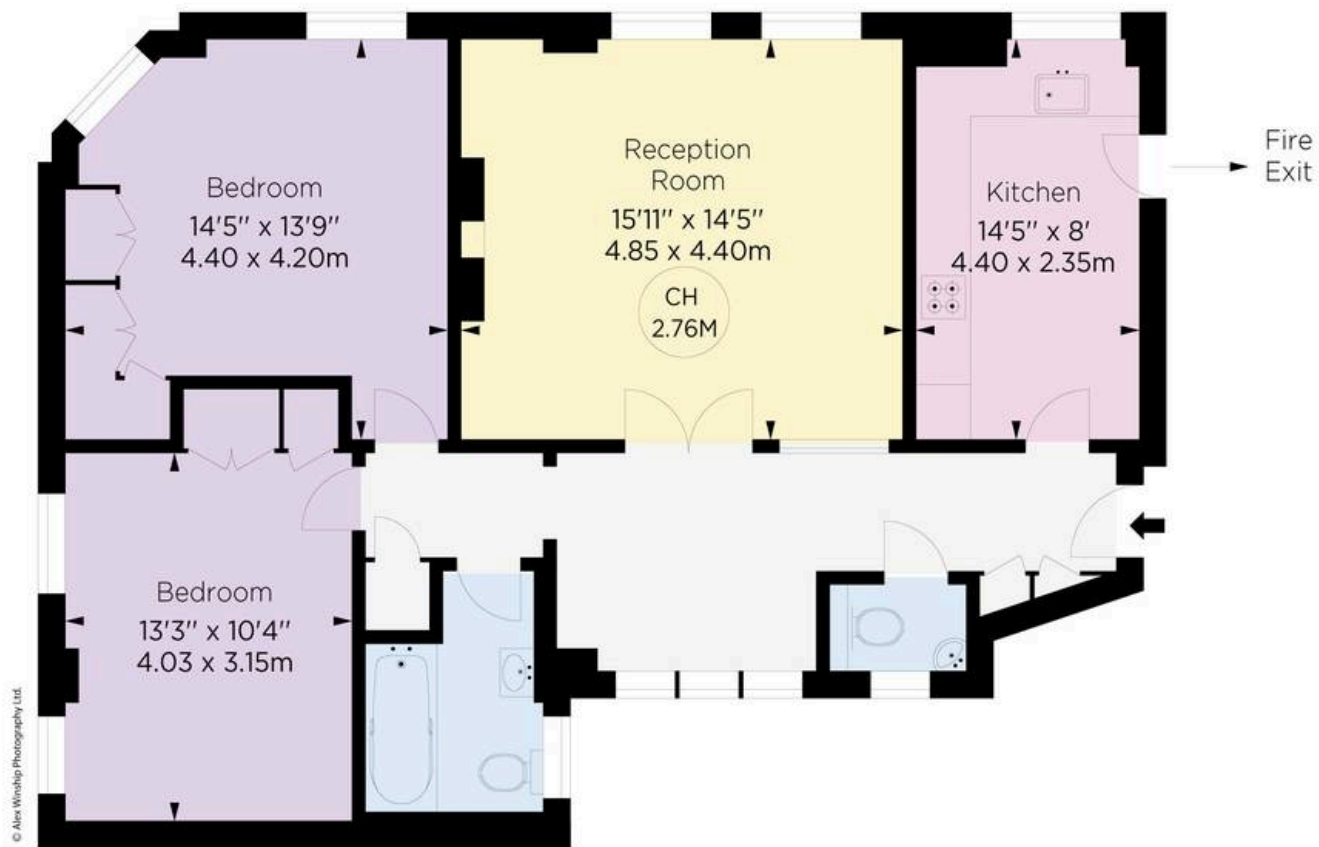


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**Approx. gross internal area**  
934 Sq Ft / 86.77 Sq M

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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SECOND FLOOR

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