



## **RUSSELL SIMPSON**

Three bedroom flat to let moments  
away from Kensington High Street

HORNTON STREET  
KENSINGTON W8

Hornton Street

£1,900 P/W

|                |  |              |                               |
|----------------|--|--------------|-------------------------------|
| BEDROOMS<br>3  | INTERNAL<br>1,195 <small>SQ FT</small> | OUTDOOR<br>— | FURNISHED STATUS<br>Furnished |
| BATHROOMS<br>3 | 111 <small>SQM</small>                 | EPC<br>E     | COUNCIL TAX<br>RBKC, G        |



## The Property

Spacious first-floor flat with modern interiors, in a beautiful Edwardian apartment building.



## Indoor Spaces

Entering the flat on the first floor, a corridor connects the main rooms of the property. The first of these is a reception room with a wide bay window and considerable built-in storage. Its elegant style evokes the building's history, with parquet flooring and walls of polished wood.

The flat contains three bedrooms, all of them ensuite and with built-in storage space. Two of the bedrooms are south-facing, while one of the bathrooms contains a bath. In addition, there is a modern kitchen with marble panelling and a guest loo.



# The Neighbourhood

Evelyn House was built in the Edwardian period in the classical revival style. It is notable for its bronze steel bay windows with ornate panels, which have been recently restored. The building also benefits from a lift.

Evelyn House is located moments away High Street Kensington underground station, in an area is well served with shops, restaurants and bars. In addition, the entrances to both Kensington Gardens and Holland Park are within walking distance. Phillimore Walk, just opposite the building, hosts a farmers' market every Sunday.

Evelyn House,  
Hotnton Street, W8

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**Approximate Internal Area**  
1,186 sq ft/ 110 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.



First Floor

**RUSSELL  
SIMPSON**

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## Kensington Square

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