



## **RUSSELL SIMPSON**

Spectacular newly refurbished four  
bedroom flat moments away from  
Holland Park to rent

MELBURY COURT  
KENSINGTON W8

# Melbury Court

# Let

|                |                         |              |                                 |
|----------------|-------------------------|--------------|---------------------------------|
| BEDROOMS<br>4  | INTERNAL<br>2,673 SQ FT | OUTDOOR<br>— | FURNISHED STATUS<br>Unfurnished |
| BATHROOMS<br>4 | 248 SQM                 | EPC<br>E     | COUNCIL TAX<br>RBKC, H          |

# The Property

Large lateral flat with contemporary interiors in a sought-after Kensington mansion block





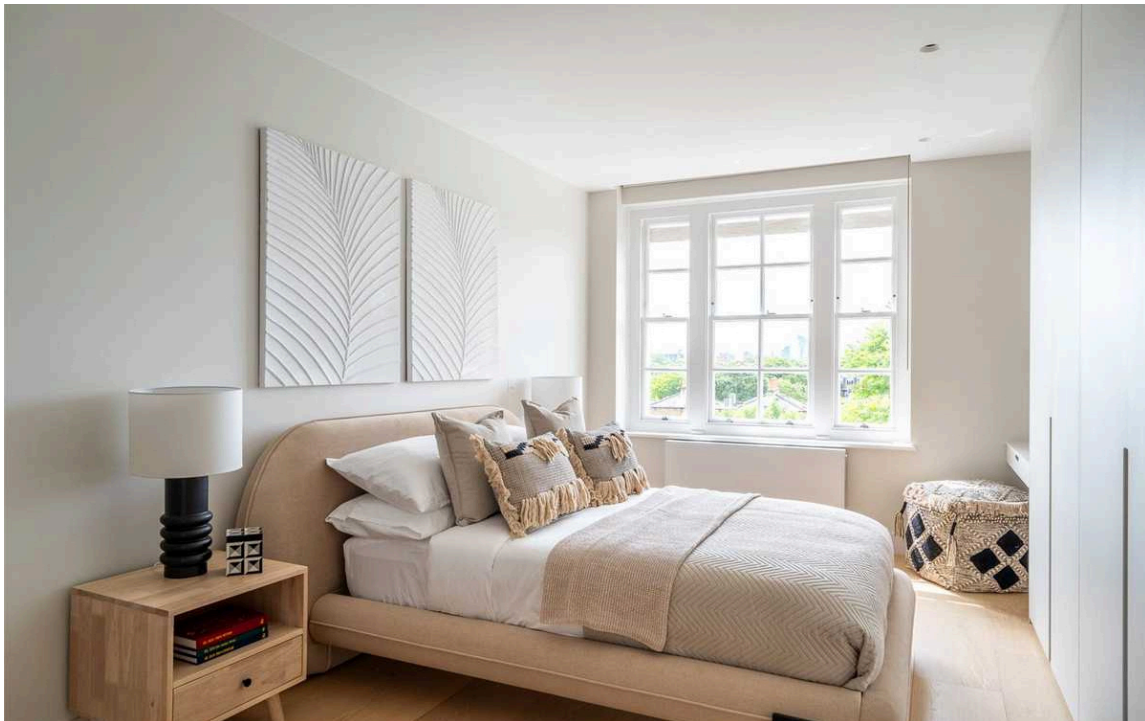
## Indoor Spaces

Entering the flat on the fifth floor, the front hall opens onto a well-proportioned living area. This includes a spacious reception room with Smart TV and an open-plan kitchen with an informal eating area. Kitchen fixtures include a Gaggenau steam oven, integrated fridge freezer and wine cooler, as well as Miele appliances. Beyond the kitchen is a formal dining room and a convenient utility room.



## The Bedrooms

The other side of the flat contains four bedrooms. The principal bedroom has an ensuite bathroom, a generous walk-in wardrobe, and south-facing windows. There is another ensuite bedroom, as well as a shared bathroom with a bath for the last two rooms.





## The Design

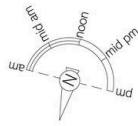
The property is newly refurbished with contemporary interiors completed to an exceptional standard, making for a bright and open layout. It includes underfloor heating in the bathrooms and kitchen, gas fireplaces, and a Lutron light system for the principal bedroom and living area.



## The Neighbourhood

Melbury Court is a desirable red-brick mansion block built in 1929. It is approached via a gated entrance onto a private road, offering off-street parking to residents. The building includes a porter, lift and a storage unit in the basement.

The property is exceptionally well located. Kensington High Street is a short walk away, with its range of celebrated restaurants and shops, as well as an underground station. Holland Park is on the doorstep, while Kensington Gardens and Hyde Park are also close. What's more the neighbourhood is well-served with local schools.



# Melbury Court, W8

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Approximate Internal Area  
2,672 sq ft / 248 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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## Contact Us

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