



## **RUSSELL SIMPSON**

A refined two-bedroom first-floor  
flat in the heart of Notting Hill

KENSINGTON PARK ROAD  
NOTTING HILL W11

Kensington Park Road

£1,060 P/W

BEDROOMS 2	INTERNAL 875 <small>SQ FT</small>	OUTDOOR 63 <small>SQ FT</small>	FURNISHED STATUS Unfurnished
BATHROOMS 1	81 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, G



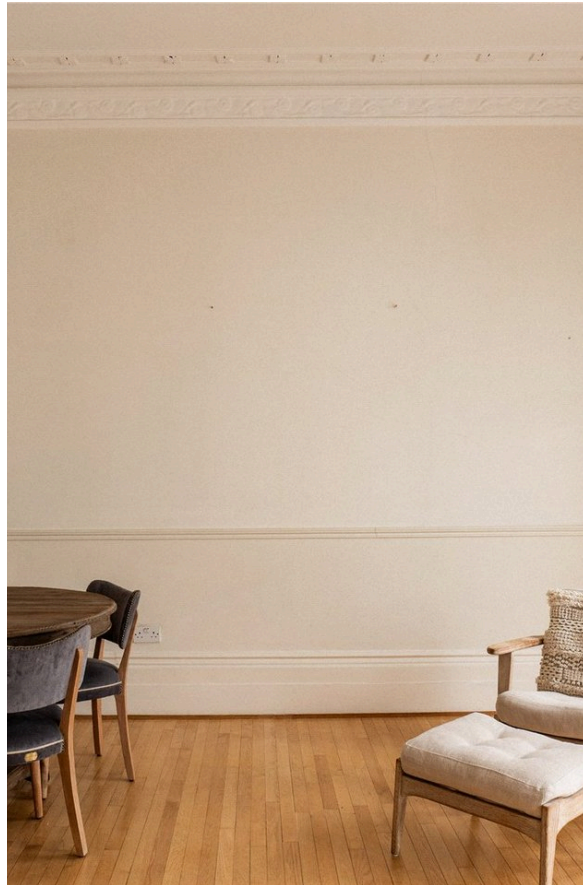
## The Property

A well-presented two-bedroom flat on the first floor of a handsome white stucco townhouse.

Entering the flat on the first floor, the entrance hall leads into an impressively proportioned reception room that immediately conveys a sense of scale, with lofty ceilings of 3.46 metres and an ornate fireplace as its centrepiece. Broad windows allow natural light to fill the space, and light wooden floors run throughout. A set of doors opens directly onto the terrace.

## Indoor Spaces

The kitchen is set back from the reception room and features white fitted units with a mint green tiled backsplash, a stainless steel sink positioned beneath a large window overlooking greenery, and an integrated range with extractor hood above. The space is bright and well-appointed.





## The Bedrooms

The principal bedroom is a well-proportioned room with a sash window and generous floor area. The second bedroom is a comfortable, light-filled room with a large sash window framing a view of the classic brick architecture opposite.

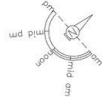
The bathroom features stone-effect tiling, a full-sized bath with chrome fittings and a handheld shower attachment, and a glass panel screen. The flat also features another bedroom with a substantial built-in shelving unit with an arched alcove and cabinetry below — a distinctive and functional architectural detail.





## The Neighbourhood

Kensington Park Road is one of Notting Hill's most attractive addresses, lined with the elegant white stucco townhouses for which W11 is renowned. Portobello Road's celebrated market, independent boutiques and an exceptional range of restaurants and cafés are all within easy reach. Notting Hill Gate and Ladbroke Grove stations are both a short walk away, providing excellent connections across the city. The open spaces of Holland Park are also nearby, offering a welcome retreat from the bustle of the area.



Kensington Park Road,  
W11

**RUSSELL  
SIMPSON**

**Approx. gross internal area**  
875 sq ft / 81.34 sq m

**Approx. outdoor area**  
64 sq ft / 6 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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FIRST FLOOR

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\*If required for publication only, not to scale or validation purposes. It is not intended to be used as a substitute for a full set of measurements and drawings and is not intended to be used as a substitute for a full set of drawings and measurements and has been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**MIP** **RICS** **Registered**  
**Property**  
**Measurer**

**RUSSELL  
SIMPSON**

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