

RUSSELL SIMPSON

Sublime three-bedroom flat to rent
on a prestigious garden square
within walking distance of Hyde
Park

KENSINGTON SQUARE
NOTTING HILL W2

Kensington Square

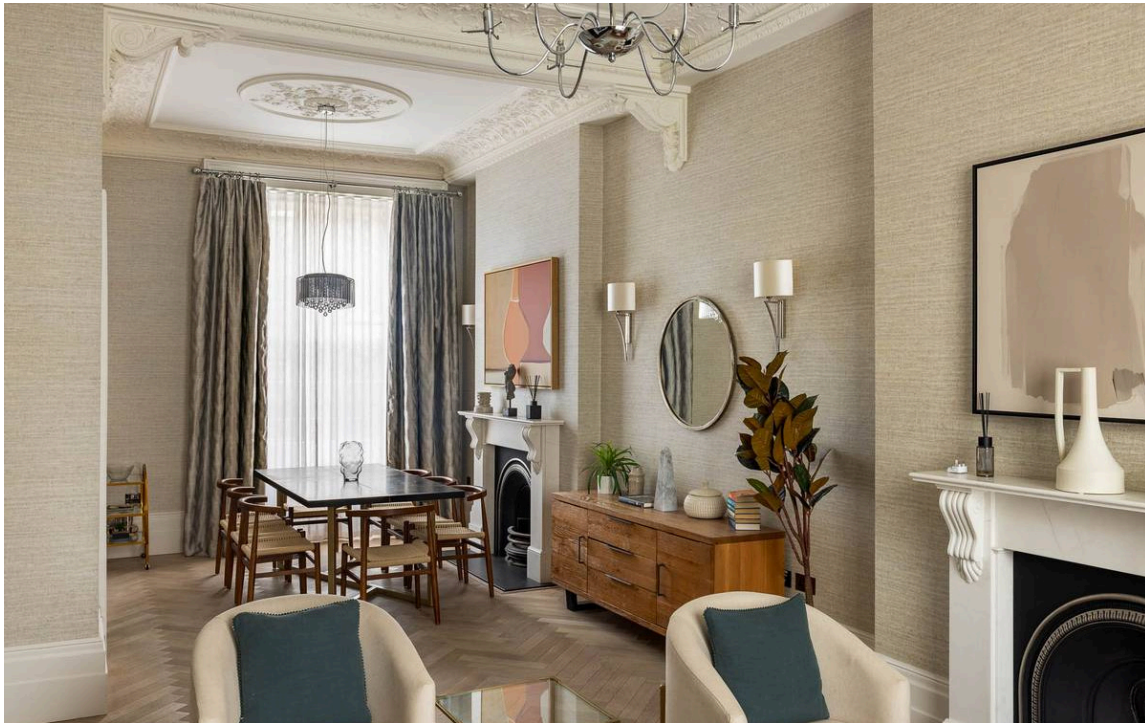
£4,500 _{P/W}

BEDROOMS 3	INTERNAL 1,597 _{SQ FT} 148 _{SQM}	OUTDOOR 104 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX Westminster City, G

The Property

Recently renovated duplex flat with elegant interiors and patio garden in a white stucco townhouse





Indoor Spaces

Entering the flat on the ground floor, the front hall opens onto an impressive double reception room. As well as space for separate dining and seating areas, this room has exceptionally high ceilings with ornate plaster mouldings that add to the sense of elegance. Furthermore, the full-length front and rear windows create a double aspect and flood this space with light.

This floor also contains a fitted kitchen with modern units, as well as double French doors leading out onto the terrace.





The Bedrooms

The lower ground floor features three bedrooms. The principal bedroom has an ensuite bathroom with a bath, as well as considerable wardrobe space. The second bedroom is also ensuite, with French doors leading out onto the patio, while the third bedroom has a bathroom next door.





The Design

The flat was recently renovated and decorated in a sophisticated style. Its upper level features wooden floors, while the living spaces blend traditional elegance with contemporary comfort. The whole property was finished to a high standard and is presented in excellent condition.

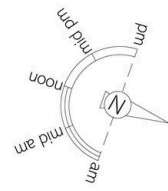
Outdoor Spaces & The Neighbourhood

The flat features a patio garden and a terrace, both with enough space for outdoor seating. It is part of an impressive stucco-fronted townhouse with Italianate decorative details.



The Neighbourhood

Kensington Gardens Square is a grand square built in the mid-nineteenth century around a communal garden. From here, the many restaurants and shops of Westbourne Grove are within easy reach. Queensway Station is a short walk away, and beyond that lie the open spaces of Hyde Park. In addition, the historic Whiteley's department store has recently been developed into a desirable shopping and dining destination.



Kensington Gardens Square, W₂ **RUSSELL SIMPSON**

Approximate Internal Area

1,597 sq ft / 148 sq m

Including limited use area

6 sq ft / 1 sq m

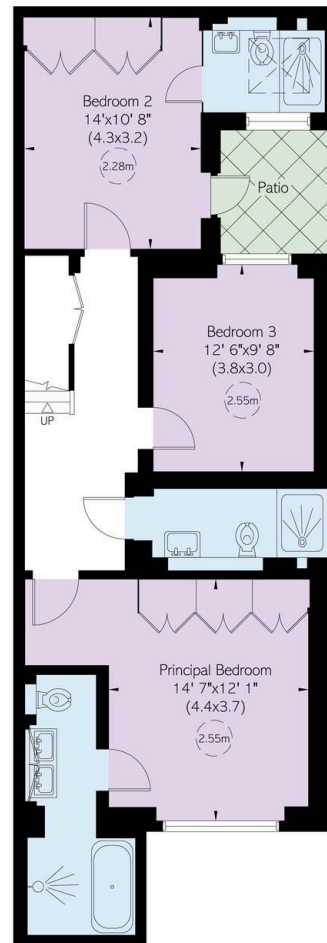
Outside Area

165 sq ft / 10 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.



Reduced head height below 1.5m



Lower Ground Floor



Ground Floor

**RUSSELL
SIMPSON**

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