



RUSSELL SIMPSON

Sophisticated two-bedroom flat with
generous south-facing terrace near
Ladbroke Grove station

OXFORD GARDENS
NOTTING HILL W10

Oxford Gardens

£2,250 P/W

BEDROOMS 2	INTERNAL 1,398 <small>SQ FT</small>	OUTDOOR 180 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 2	129 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, F



The Property

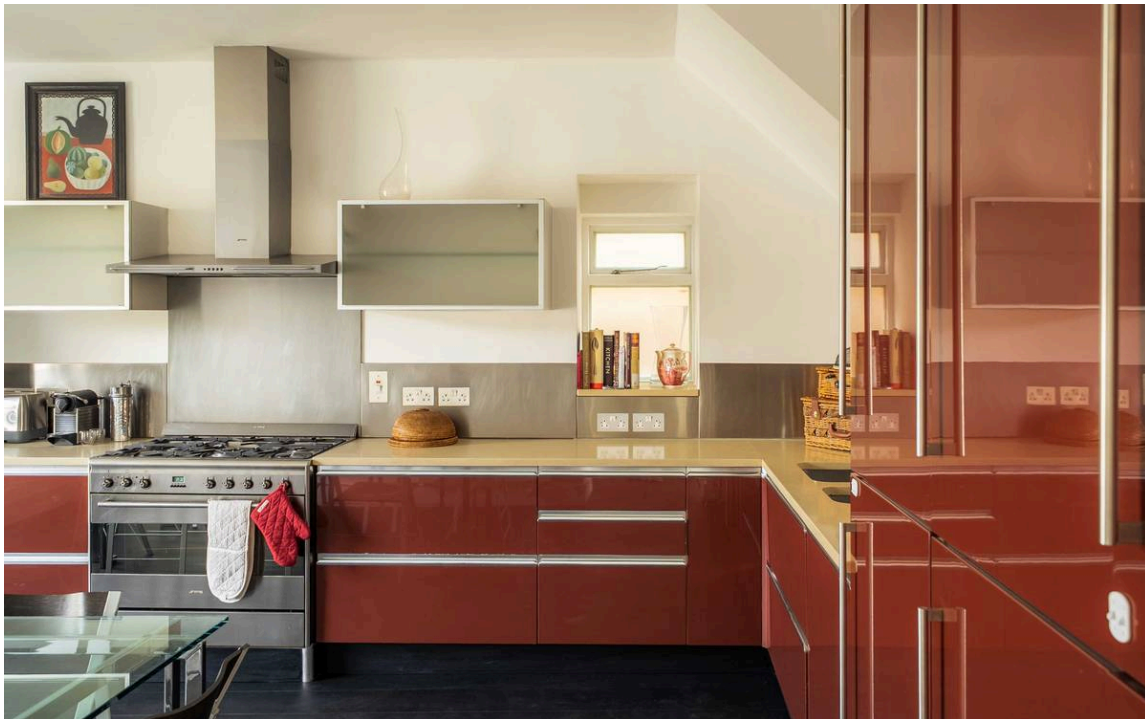
Stylish property with bright, contemporary interiors on a quiet road of detached Victorian houses

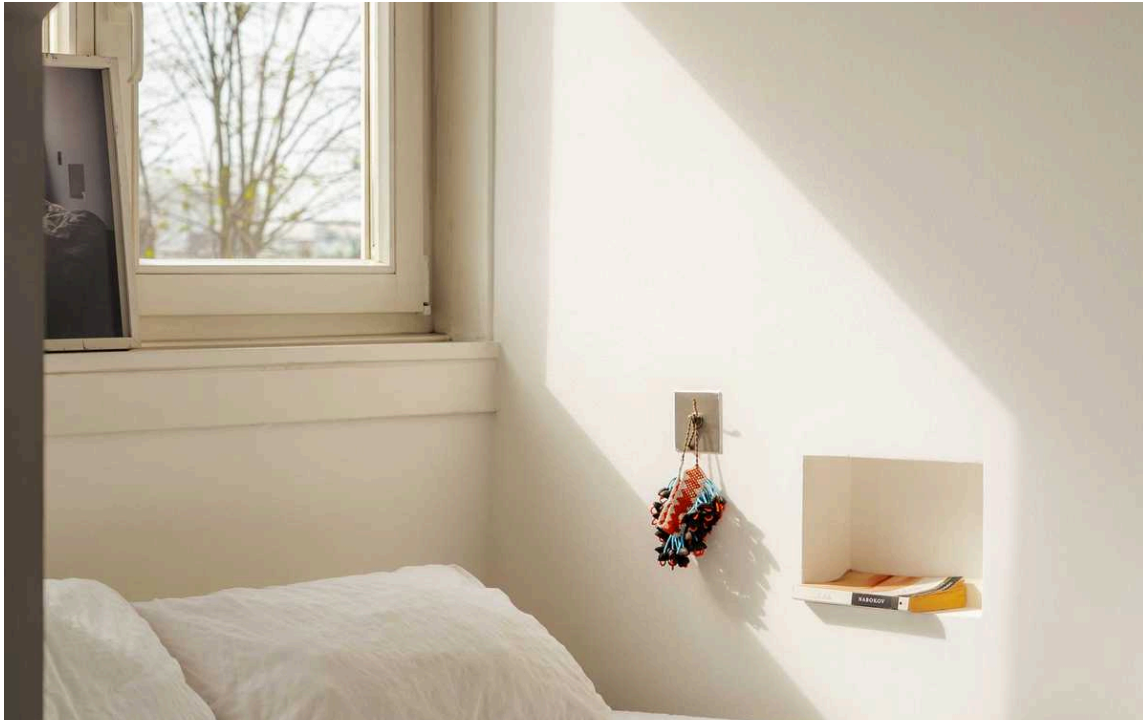


Indoor Spaces

The flat centres on a generous reception room on the second floor. Double-height ceilings and south-facing windows flood this space with light, while a bespoke staircase against one wall forms a dramatic feature.

This floor also includes a well-proportioned kitchen with modern units and space for a dining table. Next door is a bedroom with inbuilt wardrobe space, while a bathroom with attractive green tiling can be found on the half-landing. In the central hallway, double doors lead out onto the roof terrace.





The Bedrooms

The third floor is entirely occupied by the principal bedroom suite, consisting of a bedroom with inbuilt wardrobe space, a bathroom with a bath and a study with an internal balcony overlooking the reception room. A second staircase gives access to the lower bathroom.

The property has been thoughtfully designed to maximise the sense of light. It is decorated in a contemporary style with dark wooden flooring that adds that emphasises the modern elegance. It is accessed via a door on the first floor.





Outdoor Spaces

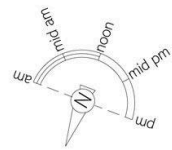
The property includes a south-facing rear terrace with attractive rooftop views. A large area with wooden decking, this provides the perfect space for outdoor entertaining.

The flat forms part of a detached, double fronted villa with a white stucco base. Set back from the street, it has a paved front garden giving added privacy.



The Neighbourhood

Oxford Gardens is a quiet residential road, lined with trees and Victorian houses. From here, Ladbroke Grove station is close, while Latimer Road is also nearby. In addition, the green spaces of Kensington Memorial Park are within easy reach.



Oxford Gardens, W10

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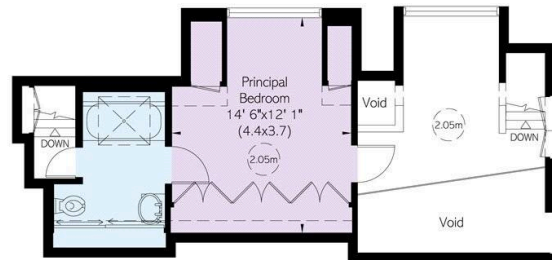
Approximate Internal Area
1,398 sq ft / 130 sq m

Including limited use area
38 sq ft / 3 sq m

Outside Area
181 sq ft / 17 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, fittings, and compass bearings before making any decisions reliant upon them.

Reduced head height below 1.5m



Second Floor



First Floor

Second Floor

**RUSSELL
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