

## **RUSSELL SIMPSON**

Stylish two bedroom house moments  
away from Holland Park

SHAFTESBURY VILLAS  
KENSINGTON W8

# Shaftesbury Villas

£1,250 P/W

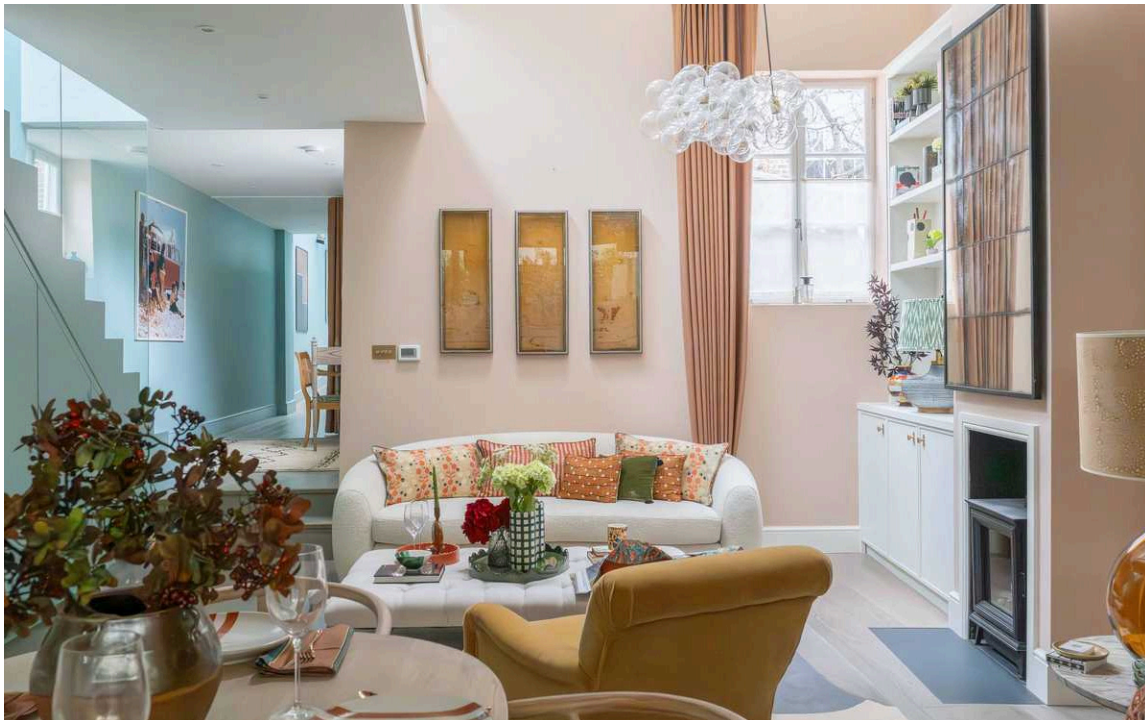
BEDROOMS 2	INTERNAL 1,290 <small>SQ FT</small>	OUTDOOR 67 <small>SQ FT</small>	FURNISHED STATUS Unfurnished
BATHROOMS 2-3	119 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, F



## The Property

Newly renovated house in Shaftesbury Villas, Allen Street W8, with a spacious reception room and private patio

Stepping into the house on the ground floor, the entrance hall offers storage and a guest cloakroom, before opening onto the reception room.



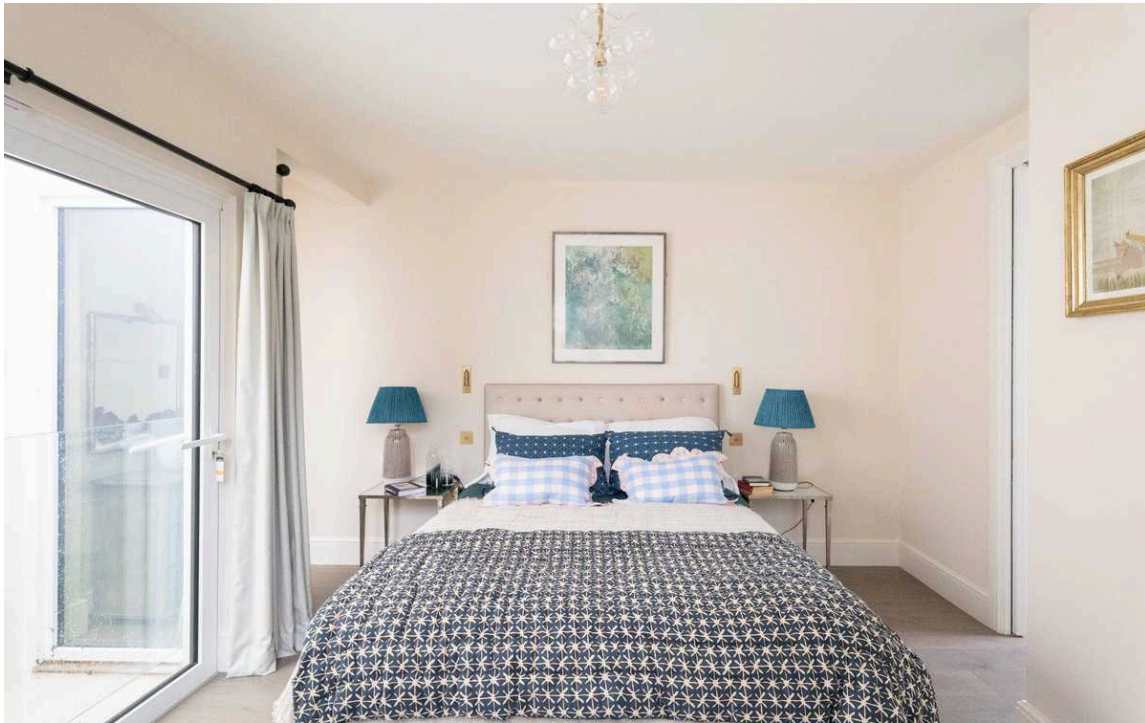




## Indoor Spaces

This is a generous space with a double-height ceiling, separate dining and seating areas, an open-plan kitchen and a working fireplace stove.





## The Bedrooms

Upstairs, on the first floor, the principal bedroom has an ensuite bathroom with stone tiling and decorative patterns. At the opposite end of the floor is a second bedroom with ensuite bathroom and picturesque south-facing views.





## The Design

The house has been carefully designed to maximise the light and volume. Originally a studio, it has been newly renovated to create an original and characterful property. The property includes a patio with enough space to sit outside.





## Outdoor Spaces

The property includes a patio with enough space to sit outside.





## The Neighbourhood

Shaftesbury Villas are a group of stuccoed Victorian houses set back from the road, built in 1856 and modelled on nearby Scarsdale Villas. The surrounding streets have a village-like atmosphere, with popular local restaurants and cafes adding to the community feel. Kensington High Street is at the end of the road, with its celebrated shops and convenient underground station. In addition, the entrance to Holland Park is a short walk away.

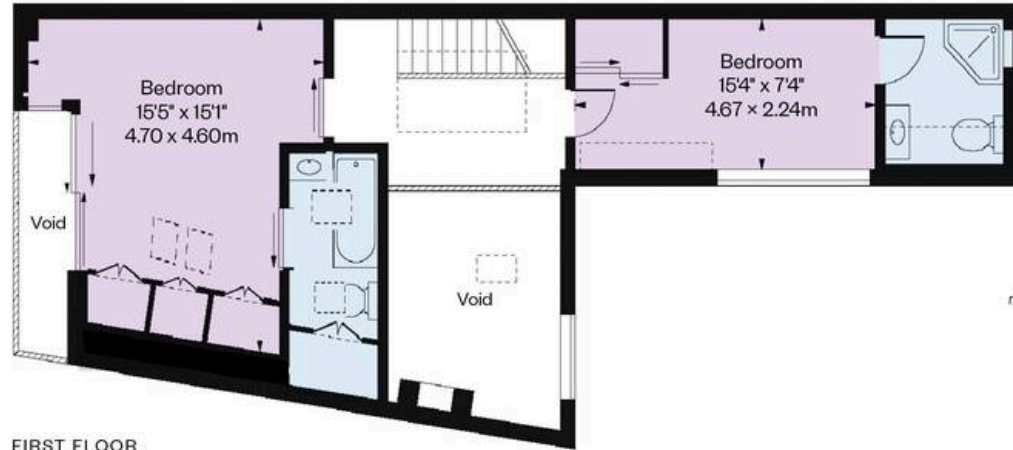


# Shaftesbury Villas, W8

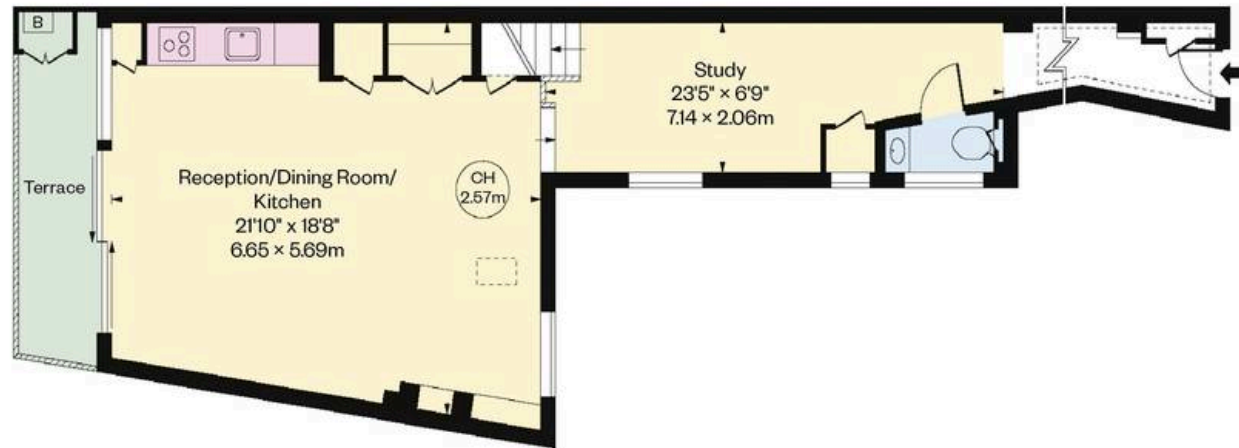
**Approx Gross Internal Area**  
1,290 sq ft / 119.84 sq m

(Including Restricted Height Area  
& Excluding Voids and Terrace)

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SIMPSON**



FIRST FLOOR



GROUND FLOOR

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.

**RUSSELL  
SIMPSON**

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