



RUSSELL SIMPSON

Impressive Kensington house with a
south-facing garden to rent

ST ALBANS GROVE
KENSINGTON W8

St Albans Grove

£6,000 P/W

BEDROOMS 7	INTERNAL 4,158 SQ FT	OUTDOOR 1,468 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 4	386 SQM	EPC D	COUNCIL TAX RBKC, H



The Property

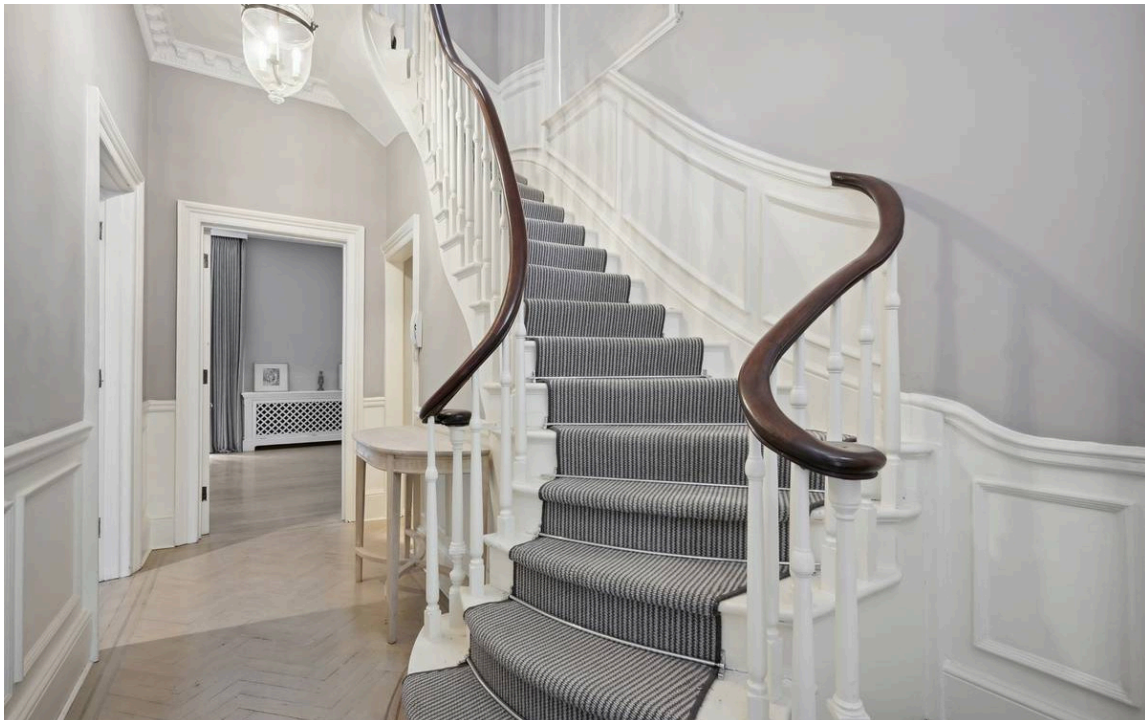
Seven-bedroom property a short walk away from Kensington High Street and Hyde Park



Indoor Spaces

Entering the house on the raised ground floor, the front hall opens onto a study. Beyond is a reception room with south-facing French doors opening onto a terrace and giving views over the garden.

Downstairs, on the lower ground floor, the kitchen includes a spacious dining area and reception room. A pair of French doors open into the garden, ensuring this space is well-lit. In addition, this floor contains a bedroom with ensuite bathroom, as well as storage space and separate access to the street.

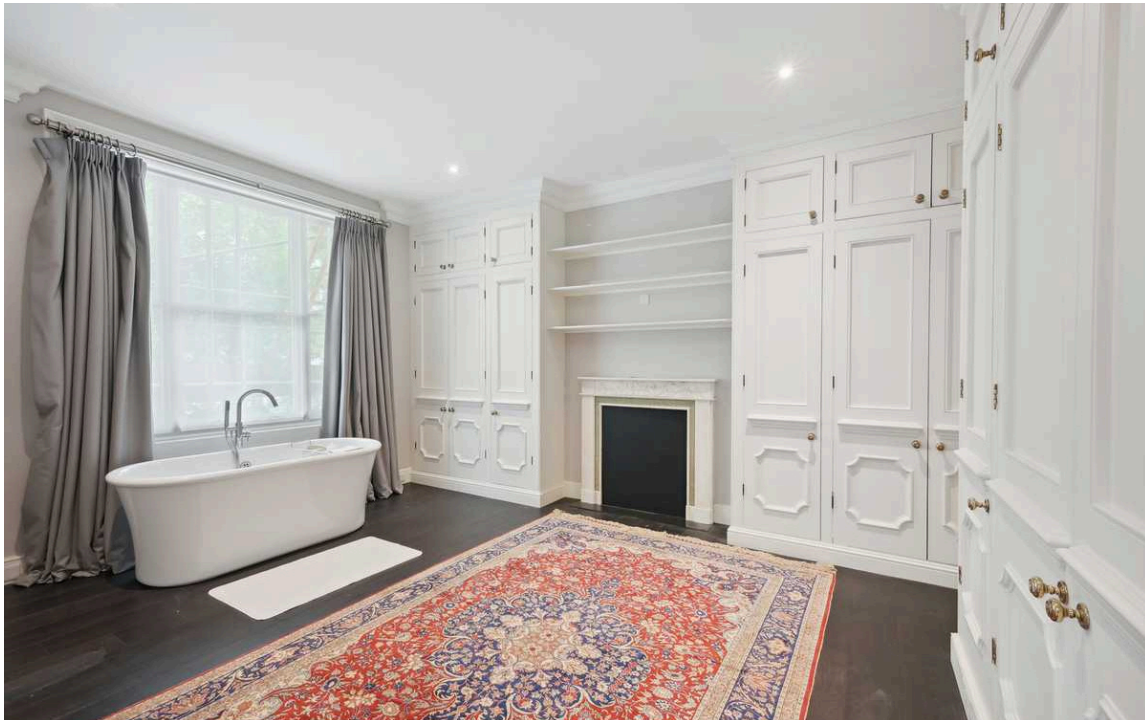




The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. As well as a bedroom, there is an unusually spacious dressing room and ensuite bathroom.

The second floor contains three bedrooms sharing one bathroom. The third floor offers two more bedrooms and an additional bathroom.





Outdoor Spaces

The house is decorated in graceful, minimal fashion, adding to the sense of light and space.

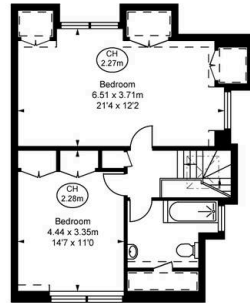
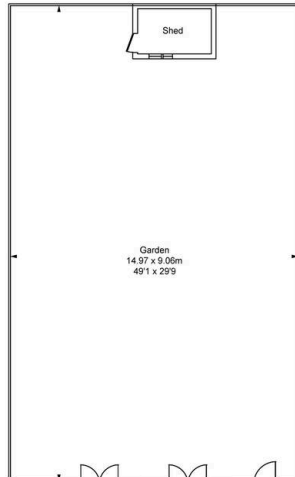
The house is set back from the road with a paved and fenced front garden. In addition, there is a spacious south-facing rear garden with a lawn, as well as space for outdoor dining. Finally, there is a terrace on the raised ground floor, also south-facing, with views over the garden.



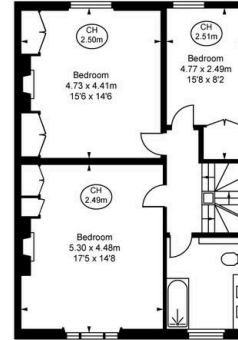
The Neighbourhood

St Albans Grove is an exceptionally well-positioned street. The restaurants and shops of Kensington High Street are a short walk away, while Gloucester Road is also close. Both these streets have underground stations, and the open spaces of Kensington Gardens and Hyde Park are likewise within easy reach.

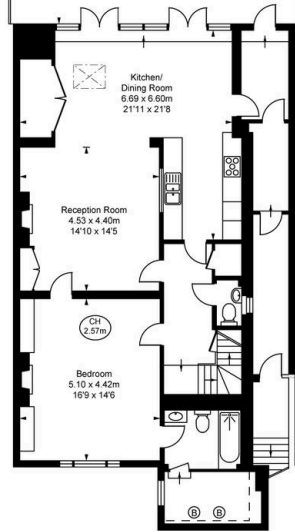
St Albans Grove, W8
 Approximate Gross Internal Area
386.30 sq m / 4,158 sq ft
 (Including restricted height
 under 1.5m (---))
 (CH = Ceiling Heights)



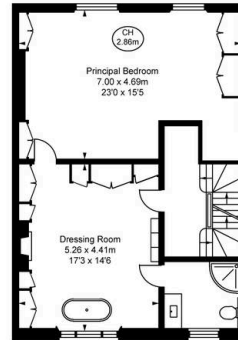
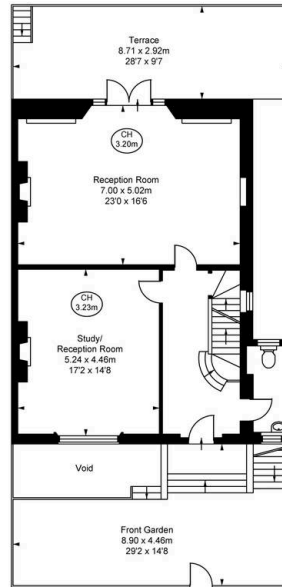
Third Floor
 Approximate Gross Internal Area
 54.06 sq m / 582 sq ft



Second Floor
 Approximate Gross Internal Area
 71.28 sq m / 767 sq ft



Lower Ground Floor
 Approximate Gross Internal Area
 115.58 sq m / 1,244 sq ft



Raised Ground Floor
 Approximate Gross Internal Area
 75.23 sq m / 810 sq ft

First Floor
 Approximate Gross Internal Area
 70.15 sq m / 755 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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