



## **RUSSELL SIMPSON**

Serene and spacious two-bedroom  
flat to rent on a prestigious  
Kensington street

VICTORIA ROAD  
KENSINGTON W8

Victoria Road

£1,500 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  1,421 <sub>SQ FT</sub>  132 <sub>SQM</sub>	OUTDOOR  156 <sub>SQ FT</sub>	FURNISHED STATUS  Unfurnished
BATHROOMS 2		EPC  C	COUNCIL TAX  RBKC, G



## The Property

Bright and beautiful flat on a sought-after street within easy reach of Kensington Gardens

The flat is decorated in a traditional style, with neutral interiors adding to the sense of brightness and space. It is presented in good condition and offers attractive garden views.



## Indoor Spaces

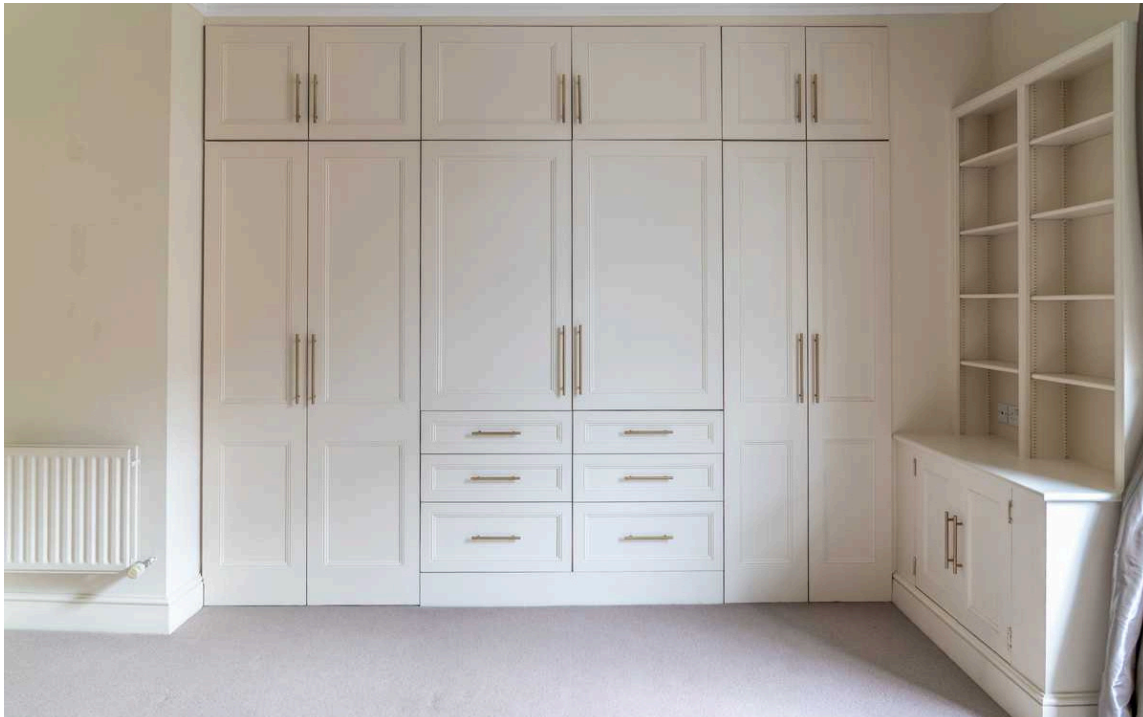
Stepping into the flat on the first floor, the entrance hall leads through to a lofty reception room. With its wooden floor, ornate fireplace and wide, west-facing bay window, this is a bright and elegant space with enough room for separate dining and seating areas. At the opposite end of the flat is a fitted kitchen with modern units.





## The Bedrooms

The principal bedroom features a well-proportioned bathroom with shower and bath. It also has inbuilt wardrobe space and double French doors opening onto the terrace. The second bedroom has a bathroom opposite.





## Outdoor Spaces

The property includes a west-facing terrace with wooden decking and enough space for outdoor seating.





## The Neighbourhood

Victoria Road is a wide street running south from Kensington Gardens, lined with grand white stucco townhouses dating from the 1840s. Its celebrated former residents include the ballet dancer Rudolf Nureyev, the poet Henry Newbolt, and the famous Mitford family. From here, Gloucester Road and Kensington High Street are both close, offering a mix of restaurants, shops and underground stations.

In addition, Kensington Gardens and Hyde Park are a short a walk away, while the world-class cultural institutions of South Kensington are also nearby. Finally, the area is well supplied with schools for all ages.

Victoria Road,  
W8

**Gross Internal Area**

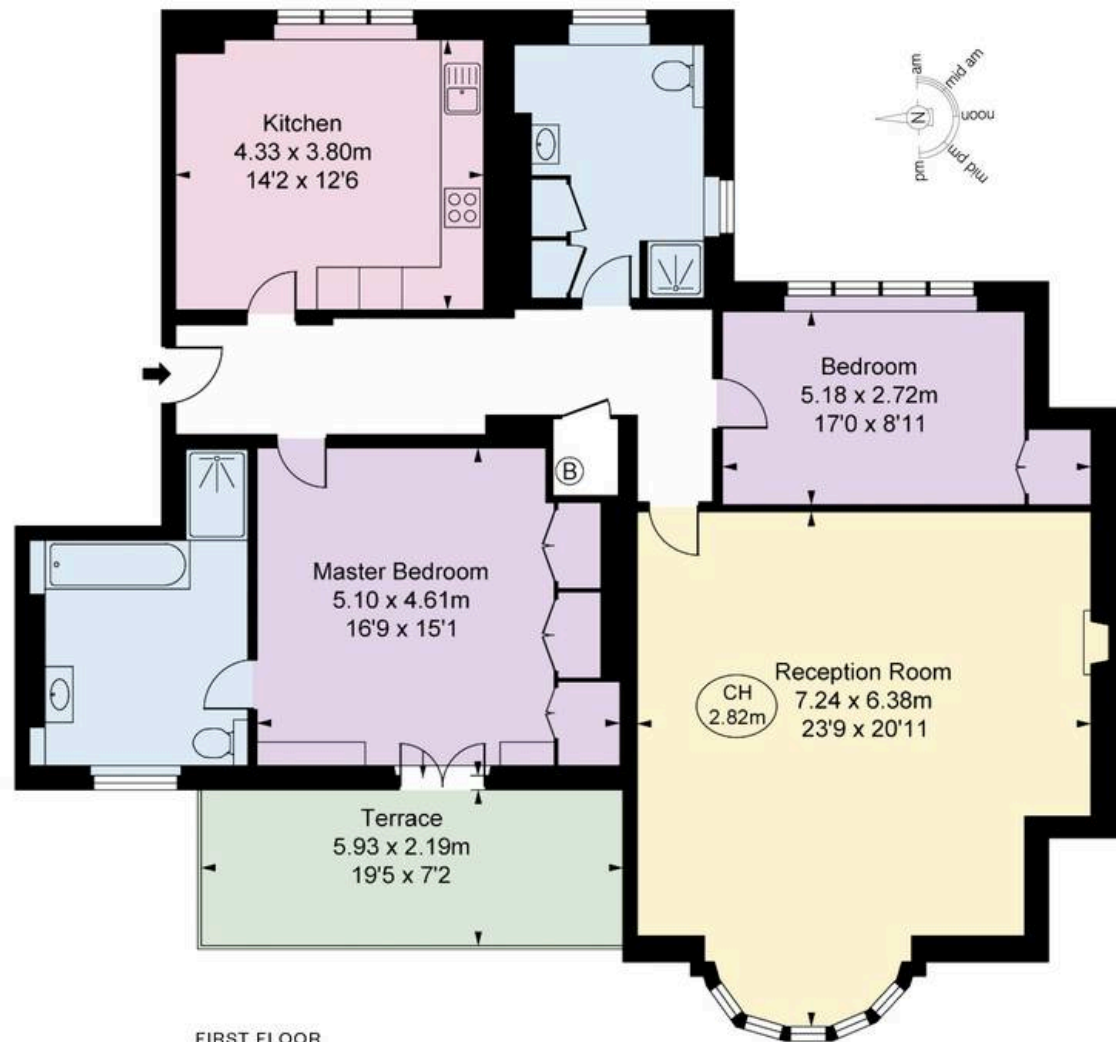
1,421 sq ft (131.97 sq m)

Including restricted height under 1.5m

CH = Ceiling Heights

**RUSSELL  
SIMPSON**

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.



FIRST FLOOR



**RUSSELL  
SIMPSON**

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## Contact Us

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