



## **RUSSELL SIMPSON**

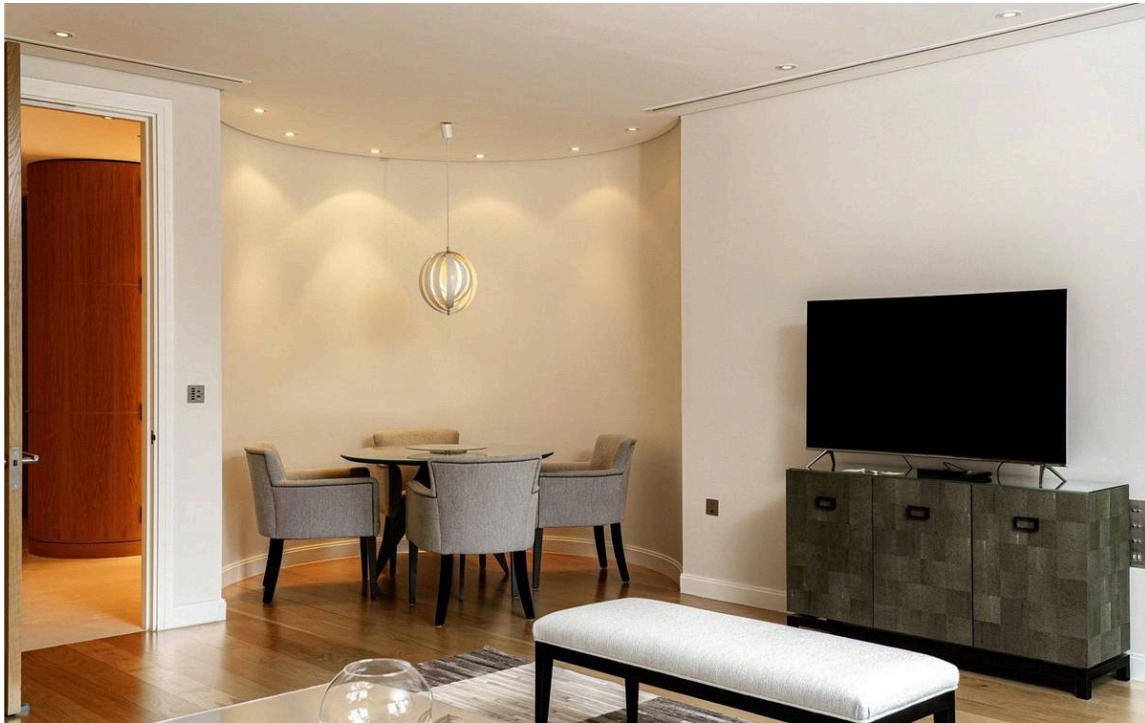
Stylish and spacious two-bedroom  
flat in an award-winning modern  
building near Holland Park to rent

WYCOMBE SQUARE  
KENSINGTON W8

# Wycombe Square

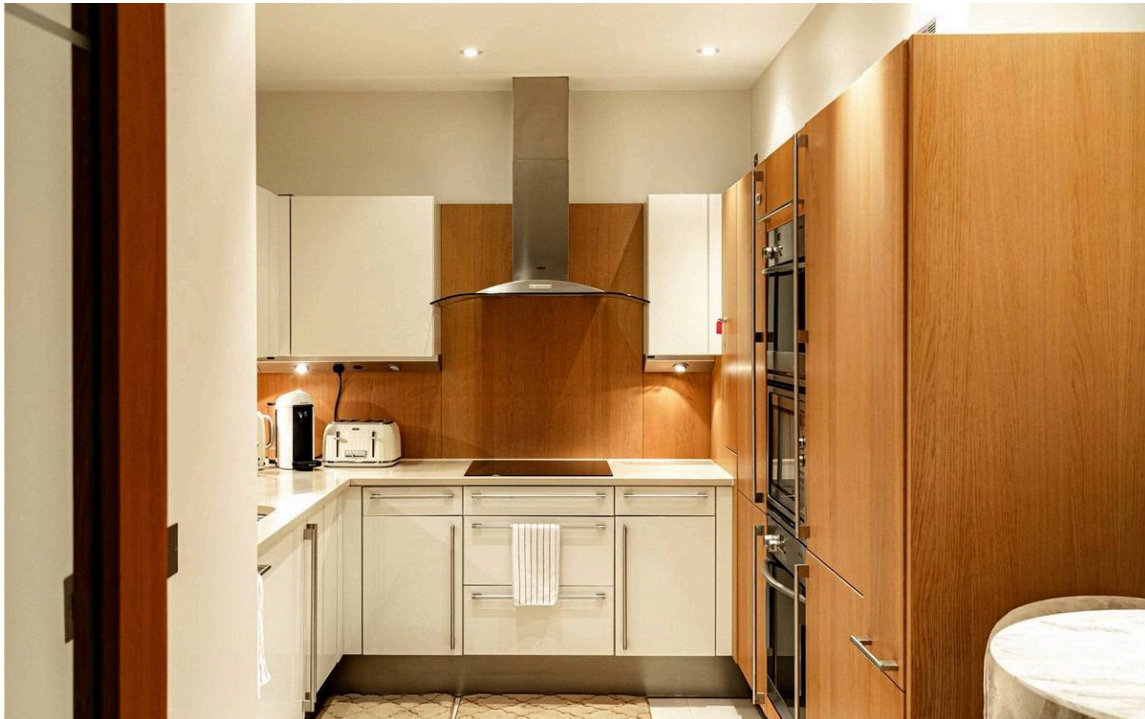
£2,250 P/W

BEDROOMS 2	INTERNAL 1,239 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2	115 <small>SQM</small>	EPC D	COUNCIL TAX RBKC, H



## The Property

Bright and beautiful flat with contemporary interiors in excellent condition close to Notting Hill Gate station



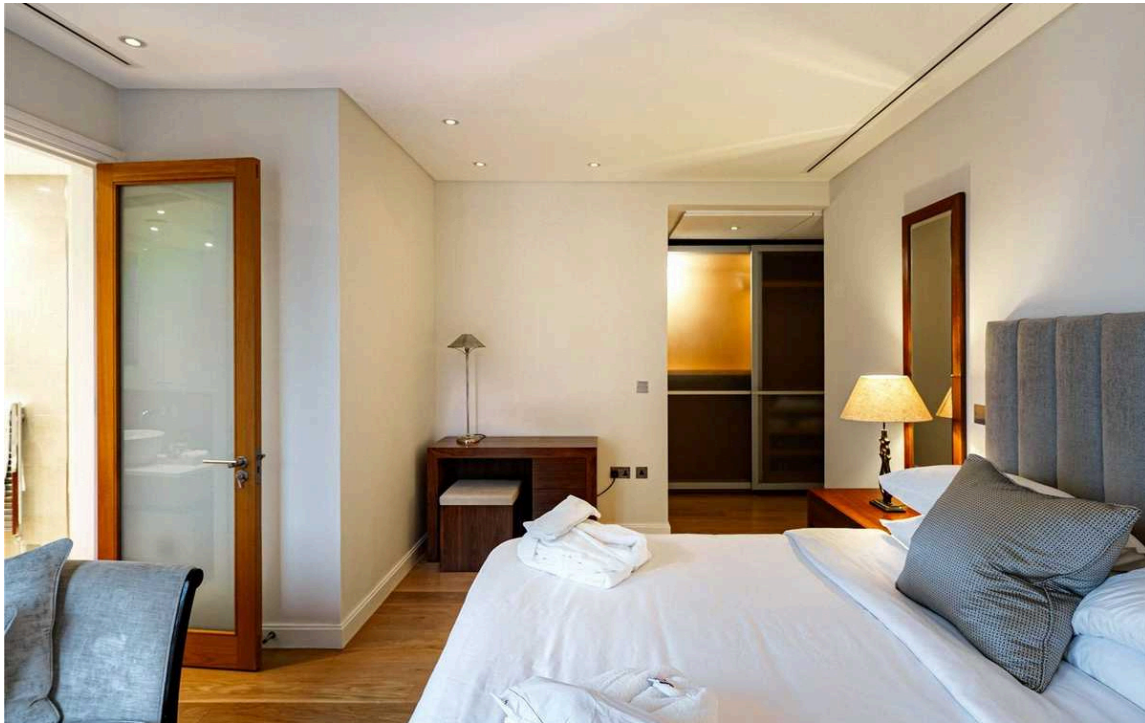


## Indoor Spaces



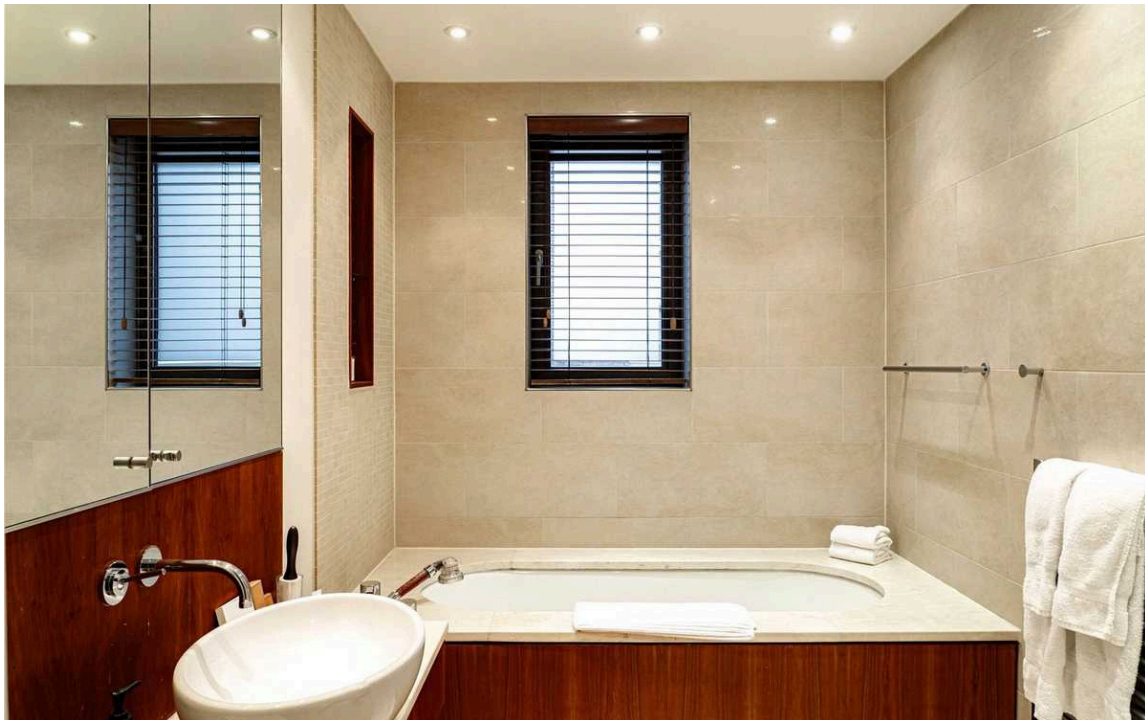
The flat is designed with an open layout and decorated in a contemporary style, creating a sense of brightness and space throughout. It is presented in excellent condition, with air conditioning and underfloor heating throughout.

Stepping into the flat on first floor, the front hall leads past a fitted kitchen with wooden units and a convenient breakfast area. Beyond is a generous reception room, offering enough space for separate dining and seating areas, as well as floor-to ceiling windows bringing in the daylight.



## The Bedrooms

The principal bedroom lies on one side of the flat, with an ensuite bathroom containing both bath and shower. On the other side is a second bedroom with a bathroom next door. Both rooms contain inbuilt storage space, with further storage in the hall.

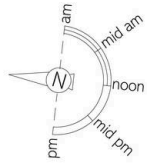


# The Neighbourhood

This award-winning modern building overlooks a garden square, with a 24-hour porter service and a private garage.

Wycombe Square is a contemporary take on a traditional garden square, lined with Georgian-inspired architecture.

From here, Notting Hill Gate underground station is close, and so too the neighbourhood's many restaurants and shops. In addition, the popular Notting Hill farmers' market takes place every weekend at the nearby Fox primary school. Finally, the delightful open spaces of Holland Park are within easy reach.



## Wycombe Square, W8

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**Approximate Internal Area**  
1,238 sq ft / 115 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.



First Floor

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)