

# RUSSELL SIMPSON

Beautifully redesigned three/four-  
bedroom house with contemporary  
interiors and feature staircase

PALACE GARDENS TERRACE  
KENSINGTON W8



Palace Gardens Terrace  
Kensington W8

£6,500,000

<p>BEDROOMS 3-4</p>	<p>INTERNAL 2,111 SQ FT</p>	<p>OUTDOOR 286 SQ FT</p>	<p>COUNCIL RBKC</p>
<p>RECEPTION ROOMS 2-3</p>	<p>196 SQ M</p>	<p>EPC -</p>	<p>COUNCIL TAX Band G</p>
<p>BATHROOMS 4</p>		<p>TENURE Freehold</p>	



# The Property

Turnkey family home with light-filled living spaces on a sought-after street near Notting Hill Gate.

Entering the house on the ground floor, the front door opens onto a reception / dining room. Sliding doors flow through to a kitchen with a central island, marble worktops and appliances by Gaggenau, Miele and Quooker. Handmade by Blakes London, the kitchen also offers rounded wooden units and a bay window seating area.

The lower ground floor consists of a bedroom with an ensuite bathroom, a television room with street access, and a second bathroom.







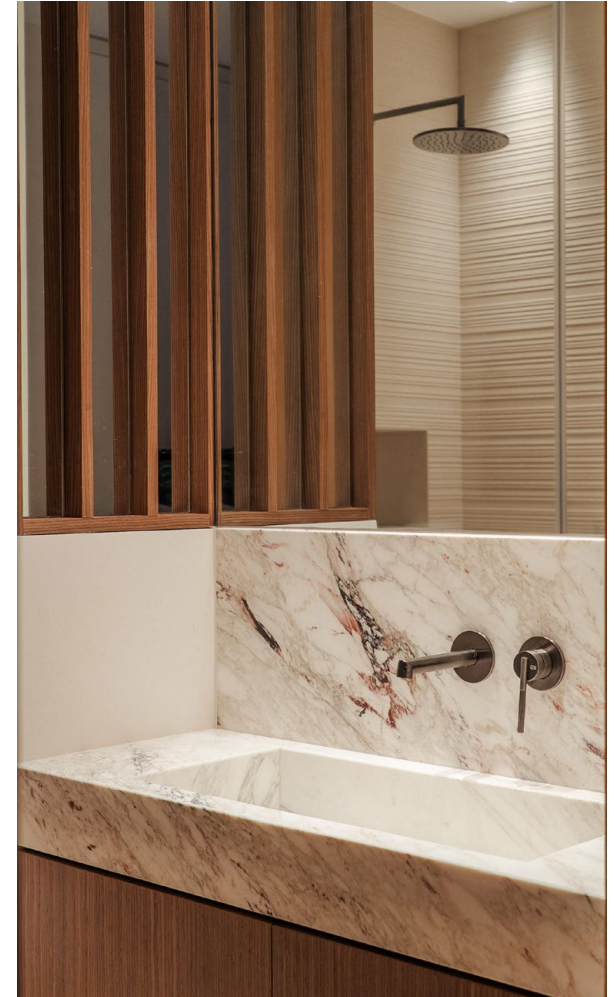
## Indoor Spaces

The first floor is entirely occupied by a wide reception room. As well as space for separate dining and seating areas, this room has three window bays and a double aspect filling the interior with brightness.



The second floor features a principle bedroom with inbuilt wardrobe space and a large ensuite bathroom lined in Italian marble. The second bedroom on this level is also ensuite.







## The Design



The house has been newly renovated in an elegant contemporary style by the award-winning design studio Echlin London. Wooden floors and a restrained colour scheme add to the sense of harmony and space, while the bespoke staircase makes a stylish central feature.

It is presented in turnkey condition with underfloor heating and air conditioning throughout.

# The Neighbourhood

This attractive double-fronted house has been completely renovated, with new walls, roof and exterior stonework.

Palace Gardens Terrace is a tree-lined street of white stucco townhouses running south from Notting Hill Gate. From here, the open spaces of Kensington Gardens and Hyde Park are a short walk away. In addition, Notting Hill Gate underground station is close, while the exclusive restaurants and shops of Kensington High Street are also nearby.



APPROXIMATE INTERNAL AREA

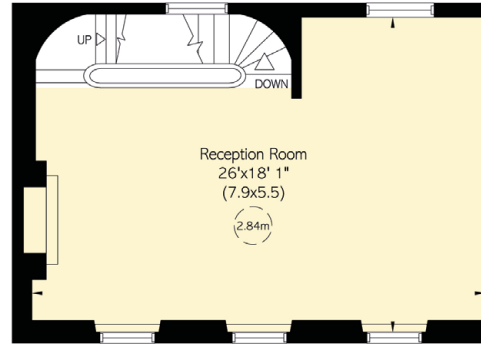
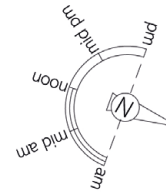
2,111 SQ FT / 196 SQ M

INCLUDING VAULTS

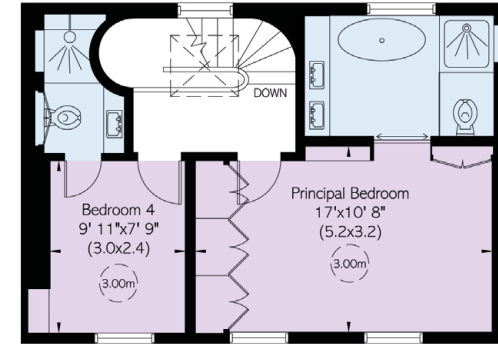
111 SQ FT / 10 SQ M

OUTSIDE AREA

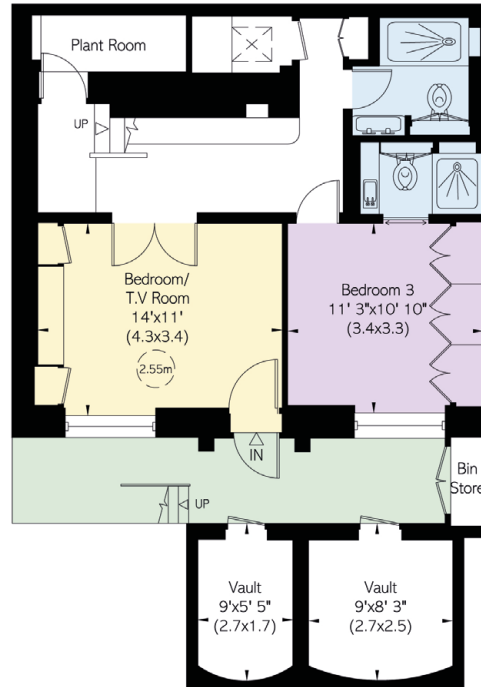
286 SQ FT / 27 SQ M



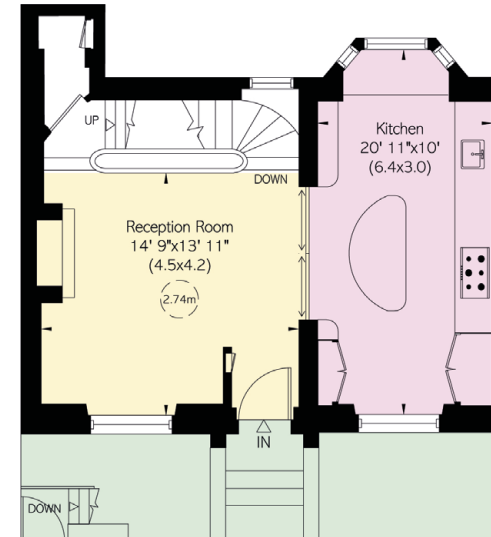
First Floor



Second Floor



Lower Ground Floor



Ground Floor



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