

RUSSELL SIMPSON

Luminous three-bedroom flat with south-west facing terrace overlooking Holland Park

PLANE TREE HOUSE KENSINGTON W8

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£2,500,000

BEDROOMS 3	1,370 sq ft	service charge $£8,674 \text{ p/a}$	COUNCIL
RECEPTION ROOMS	127 sq M	EPC C	Band H
BATHROOMS 2	OUTSIDE AREA	TENURE Leasehold	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1





The Property



Light-filled flat with quadruple aspect in an exceptionally well-located modern building

Entering the flat on the third floor, the front hall leads through to a well-proportioned reception room. This includes a dining area, a seating area and sliding French doors opening onto the terrace. It also flows through to a fitted kitchen.

The flat has windows on every side, resulting in luminous rooms and beautiful views. The interiors combine a contemporary style with charming rustic details to create a sense of comfort and warmth.

The Bedrooms

The flat contains three bedrooms. The principal bedroom has an ensuite bathroom with a bath, considerable storage space and a wide corner window. The other two bedrooms share a bathroom, while the hallways contains a guest WC and further storage space.



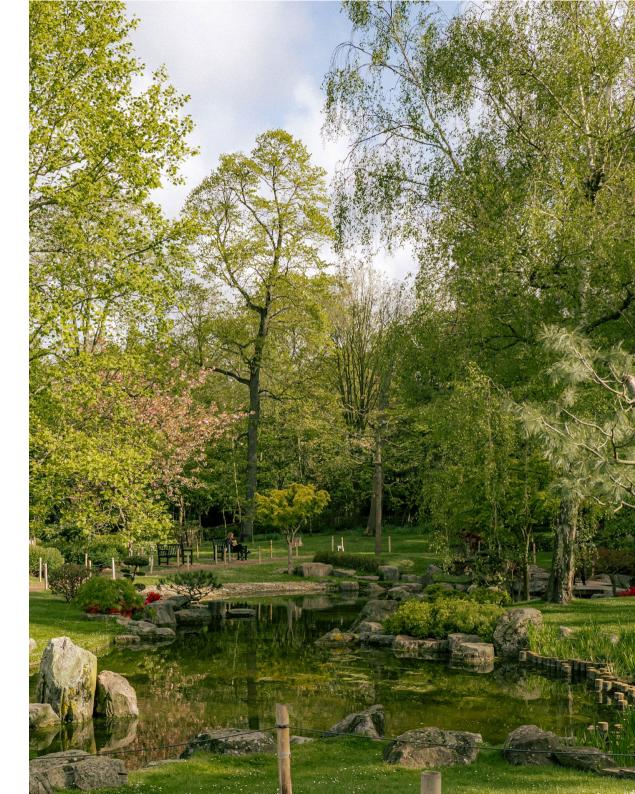




Outdoor Spaces

The property includes a south-west facing terrace with beautiful views over Holland Park. In addition, the building has a lift, a porter and underground parking for two cars.







The Neighbourhood

Plane Tree House is an award-winning block of flats from the 1960s. The building is exceptionally well-located to the north of Duchess of Bedford Walk, with light-filled flats overlooking Holland Park. From here, Kensington High Street is close, with its restaurants, shops and underground station.



 $1,370 \, {\rm sq} \, {\rm ft} \, / \, 127 \, {\rm sq} \, {\rm m}$

OUTSIDE AREA

 $133 \, \text{sq} \, \text{ft} \, / \, 12 \, \text{sq} \, \text{m}$



Third Floor

Russell Simpson Plane Tree House 9

RUSSELL SIMPSON

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