



RUSSELL SIMPSON

A sophisticated four-bedroom
family home with gym, sauna,
lift and parking

ABINGDON ROAD
KENSINGTON W8

Abingdon Road Kensington W8

£5,950,000

BEDROOMS 4	INTERNAL 4,781 <small>SQ FT</small> 444 <small>SQ M</small>	—	COUNCIL RBKC
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 5	—	TENURE Freehold	





The Property

Surprisingly spacious house with contemporary interiors close to Kensington High Street

Stepping into the house on the ground floor, the entrance flows through to a staircase hall. Sliding French doors overlook the garden, while floor-to-ceiling glass walls flood this space with light. This floor also features a sitting room with access to the garden and a guest WC.

The lower ground floor features a pair of bedrooms, one of them ensuite and the other with a bathroom next door. There is also a sitting room with views of the garden.

The basement floor consists of a well-proportioned gym, as well as laundry, sauna, bathroom and considerable storage space.

The first floor contains a generous reception room, with enough space for separate dining and seating areas, and a working fireplace. There is also a kitchen with a central island breakfast bar and sliding French doors opening onto a Juliet balcony that overlooks the garden.

The house is decorated in a sophisticated style by an award-winning design team, with calm contemporary interiors that emphasise the sense of light and space. It offers air conditioning and underfloor heating throughout, while a lift connects all six storeys.





The second floor is entirely occupied by the principal bedroom suite. This includes bedroom, bathroom, dressing room and further wardrobe space. The third floor offers another bedroom with an ensuite bathroom.









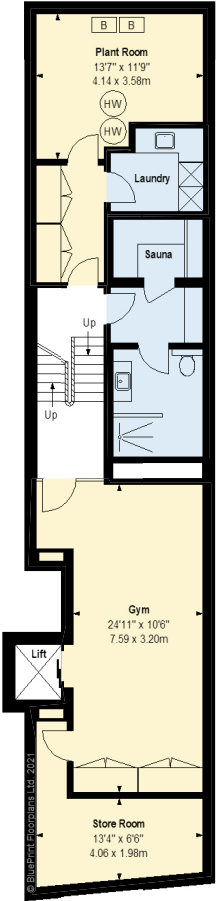
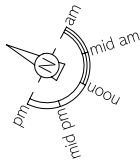
Outdoor Spaces & The Neighbourhood

The property includes a paved courtyard garden with enough space for outdoor dining. There is also a garage.

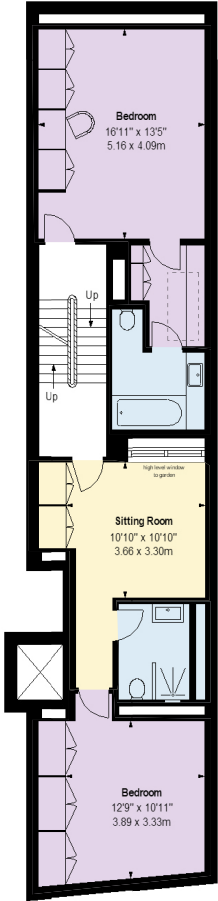
Abingdon Road is a tree-lined street of stucco-fronted Victorian terrace houses. From here, the restaurants, shops and underground station of Kensington High Street are close, while the southern entrance to Holland Park is also a short walk away.

APPROXIMATE INTERNAL AREA

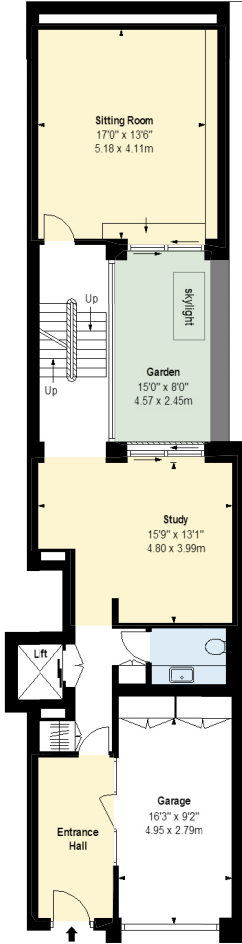
4,781 SQ FT / 444 SQ M



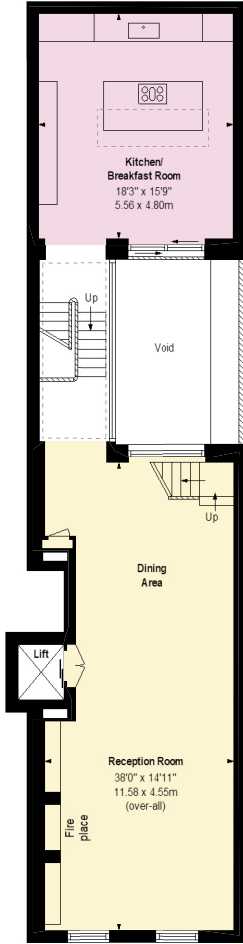
BASEMENT



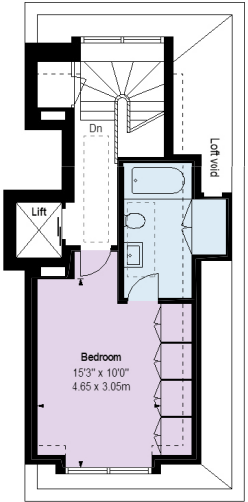
LOWER GROUND FLOOR



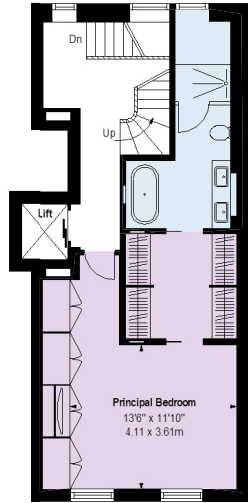
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

RUSSELL SIMPSON

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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021