



RUSSELL SIMPSON

Attractive period house with
elegant interiors close to
Kensington High Street

ABINGDON ROAD
KENSINGTON W8

Abingdon Road Kensington W8

£4,650,000

BEDROOMS 4	INTERNAL 2,181 SQ FT 203 SQ M	OUTDOOR 396 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 3	—	TENURE Freehold	





The Property



Stepping into the house on the upper ground floor, the front foyer opens onto a generous reception room. As well as an attractive fireplace, French doors open onto a rear terrace and combine with the front window to create a double aspect. Furthermore, this floor features a study on the half-landing.

The property is decorated in a sophisticated style combining traditional decorative details with contemporary comfort and convenience. It is presented in excellent condition, with Walking On Wood flooring and underfloor heating for the lower two levels.



The lower ground floor consists of a kitchen with a central island breakfast bar, flowing through to a dining room. There is also a family sitting room with sliding doors leading out onto the patio garden. A utility room and a guest WC complete this level.







The first floor features a principal bedroom with ensuite bathroom and inbuilt storage space. There is also a second bedroom with a bathroom on the half landing. The second floor offers two more bedrooms, sharing a bathroom.



Outdoor Spaces

The property includes a paved patio garden with an electric awning and enough space for outdoor seating. It also has a pair of rear terraces, one with rooftop views, and an outdoor storage vault.





The Neighbourhood

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

APPROXIMATE INTERNAL AREA

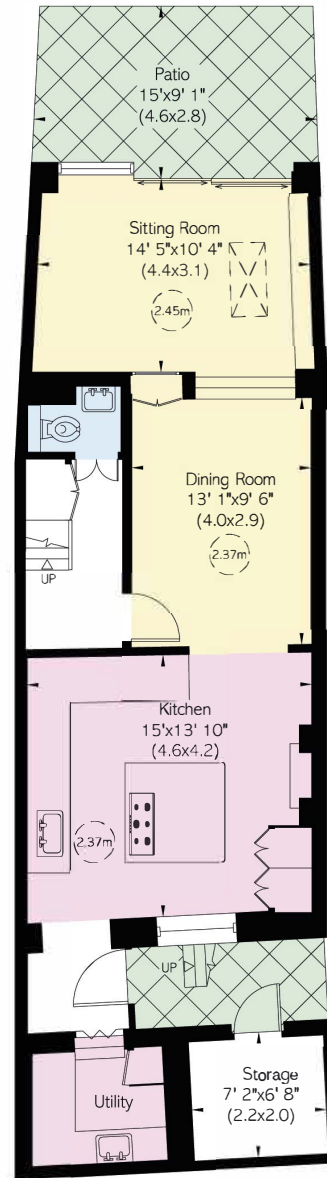
2,181 SQ FT / 203 SQ M

INCLUDING VAULT & LIMITED
USE AREA

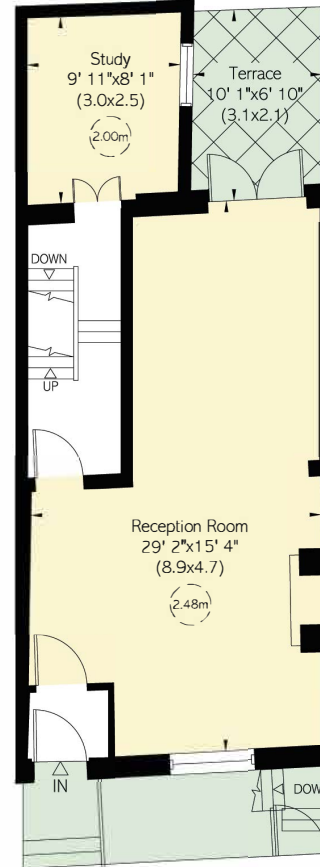
57 SQ FT / 5 SQ M

OUTSIDE AREA

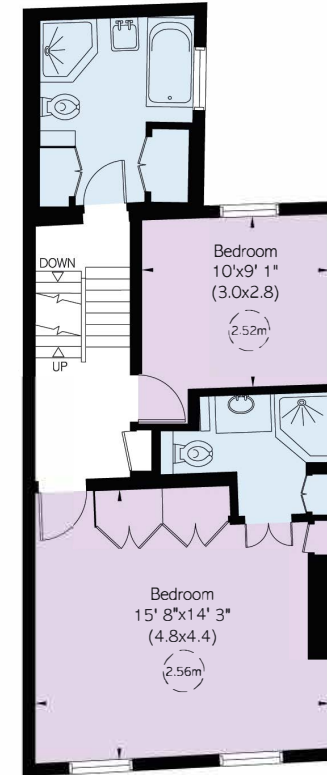
396 SQ FT / 37 SQ M



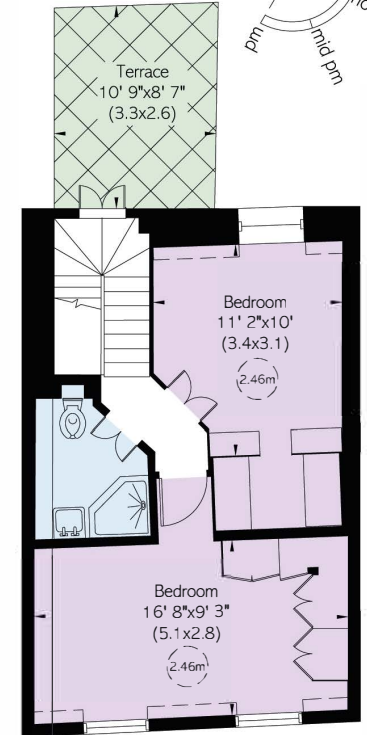
Lower Ground Floor



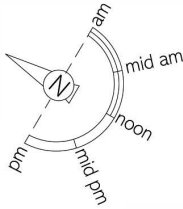
Upper Ground Floor



First Floor



Second Floor



RUSSELL SIMPSON

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View

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