



RUSSELL SIMPSON

Bright and beautifully
refurbished three-bedroom
flat moments away from the
Golborne Road

CAMBRIDGE GARDENS
NORTH KENSINGTON W10

Cambridge Gardens

North Kensington W10

£2,500,000

BEDROOMS 3	INTERNAL 1,625 SQ FT 151 SQ M	SERVICE CHARGE £2,292 pa	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band F
BATHROOMS 3	TENURE Share of Freehold		LENGTH OF LEASE 997 years

The Property



Attractive duplex flat occupying the top floors of a double-fronted Victorian house in North Kensington

The property centres on a generous and well-lit second-floor reception room. Along with separate dining and seating areas, this room features an open-plan kitchen and an island breakfast bar. Three south-facing windows flood the space with light, while a beautiful marble fireplace surround adds to the sense of elegance.

This floor also features a bedroom with an ensuite bathroom. Furthermore, a well-proportioned second bathroom – this one with a bath – can be found on the lower half landing.







The third floor features a pair of bedrooms, one with an ensuite bathroom. Wide windows and overhead skylights bring added brightness into both rooms, while the eaves storage makes maximum use of the space. There is further storage accessed from the main hallway.





The Design

This newly refurbished flat has been thoughtfully designed to create comfortable living spaces. Presented in turnkey condition, it combines classical taste with modern convenience.

The property occupies the top two floors of a double-fronted Victorian house set back from the street.





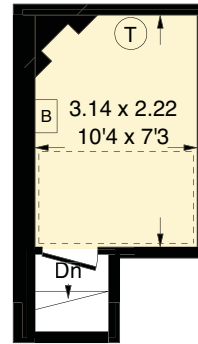
The Neighbourhood

Cambridge Gardens is a tree-lined street containing rows of large Victorian villas. From here, Ladbroke Grove underground station is a short walk away, and so too the restaurants and shops of the Portobello Road. In addition, the area is well served with schools and popular for young families.

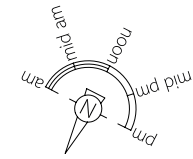
APPROXIMATE INTERNAL AREA

1,625 SQ FT / 151 SQ M

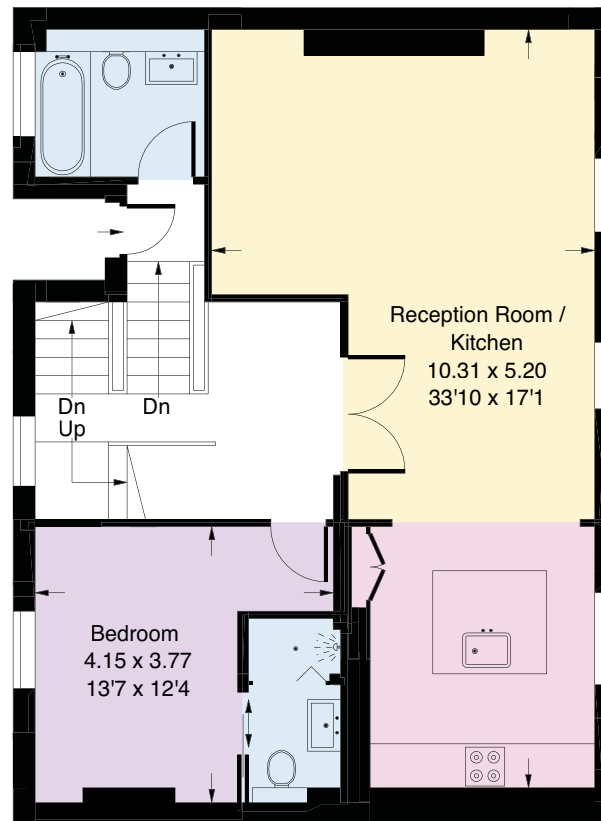
(INCLUDING REDUCED HEAD-
ROOM & EXCLUDING VOID)



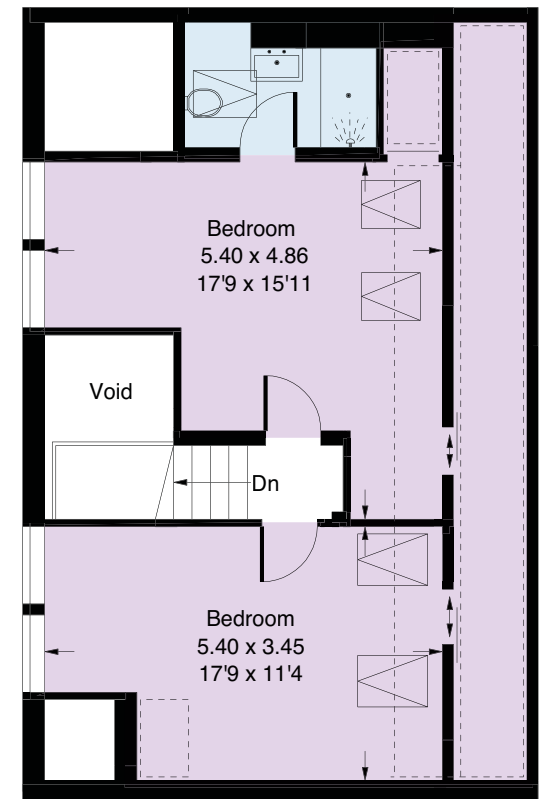
SECOND FLOOR
HALF LANDING



= Reduced headroom
below 1.5 m / 5'0



SECOND FLOOR



THIRD FLOOR

RUSSELL SIMPSON

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View

[Watch the video on YouTube](#)

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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