



RUSSELL SIMPSON

Spacious three-bedroom
lateral flat with balcony and
off-street parking

EARLS COURT ROAD
KENSINGTON W8

Earls Court Road Kensington W8

£1,475,000

BEDROOMS 3	INTERNAL 967 SQ FT 90 SQ M	OUTDOOR 43 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band F
BATHROOMS 1		TENURE Leasehold	LENGTH OF LEASE 123 years





The Property

Bright and beautiful flat in a white stucco Victorian townhouse close to Kensington High Street and Holland Park.

Entering the flat on the first floor, the front hall leads into a generous reception room. As well as high ceilings and an ornate cornice, this room has a pair of west-facing French doors, giving access onto the balcony and filling the space with afternoon light. The reception room flows through to the spacious kitchen opposite, with a breakfast bar and large window overlooking the local gardens.

This well-presented property has been decorated in a tasteful and timeless fashion. Wooden floors and large windows add to the sense of brightness and space throughout. This luminous space with high ceilings is able to showcase large scale artworks.





Indoor Spaces

The flat also offers three bedrooms, the two principal bedrooms with a considerable amount of inbuilt wardrobe space. They share a bathroom with a bath. The third bedroom is currently used as a study.

Furthermore, there is an additional room on the half-landing that could also be used as a home office, a children's playroom or as a generous storage space.



Outdoor Spaces

The property includes a west-facing front balcony with views towards the southern-entrance of Holland Park. It is part of an attractive townhouse, set back from the street with a white stucco façade. Unusually for Kensington, it offers sought-after off-street parking.



Russell Simpson

Earls Court Road





The Neighbourhood

Earl's Court Road is a popular and attractive address running south from Kensington High Street. From here, the neighbourhood's celebrated restaurants and shops are within easy reach, as well as the convenient underground station. Finally, the open spaces of Holland Park are a short walk away.

APPROXIMATE INTERNAL AREA

967 SQ FT / 90 SQ M

INCLUDING STORAGE ROOM

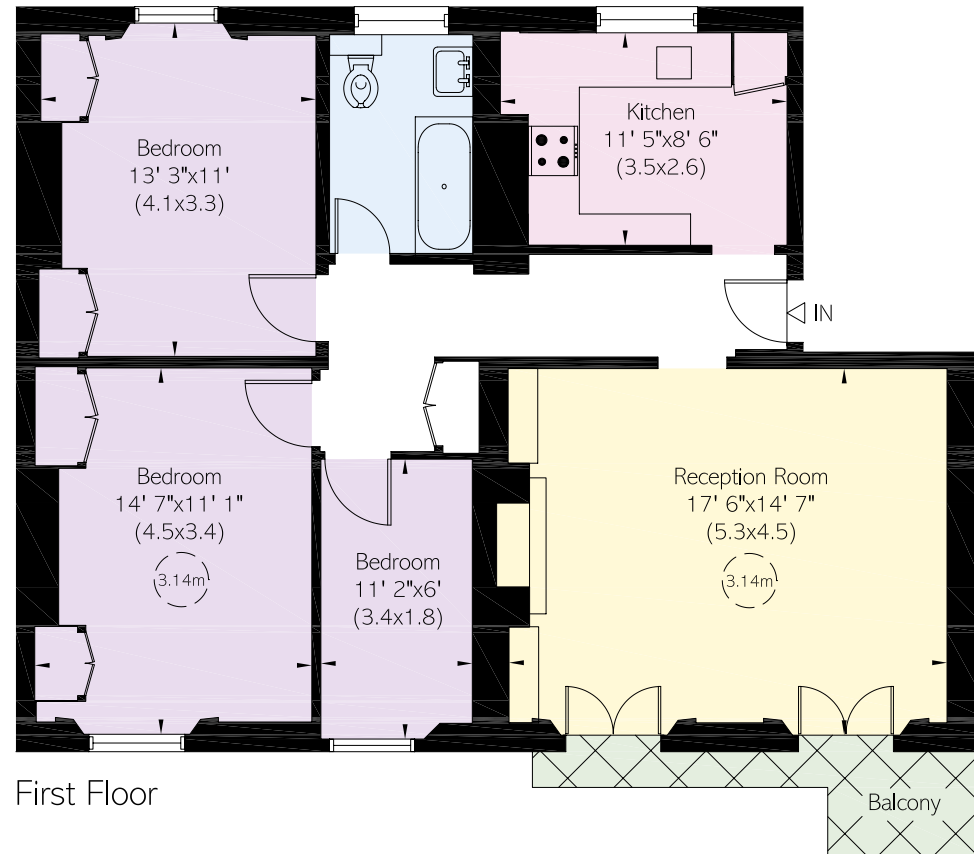
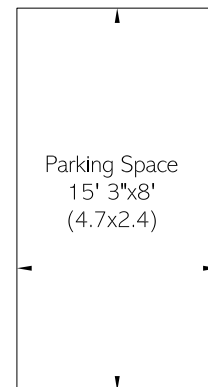
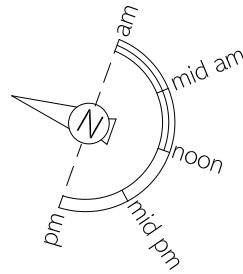
45 SQ FT / 4 SQ M

OUTSIDE AREA

43 SQ FT / 4 SQ M

PARKING SPACE

122 SQ FT / 11 SQ M



First Floor

RUSSELL SIMPSON

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View

[Watch the video on YouTube](#)

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