



RUSSELL SIMPSON

Rare one-bedroom flat
with lofty interiors, private
garden and communal
garden access

GLOUCESTER WALK
KENSINGTON W8

Gloucester Walk Kensington W8

£1,195,000

BEDROOMS 1	INTERNAL 655 <small>SQ FT</small> 60 <small>SQ M</small>	OUTDOOR 346 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1		EPC E	COUNCIL TAX Band F
BATHROOMS 1	SERVICE CHARGE £9,200 pa including sinking fund	TENURE Leasehold	LENGTH OF LEASE 95 years





The Property



Sublime and spacious flat conveniently located between Notting Hill Gate and Kensington High Street.

Entering the flat on the raised ground floor, the front hall leads through into a generous reception room. This includes a bespoke open-plan kitchen with a central island separating it from the dining and seating areas.

High ceilings and a full-length bay window flood this space with light, while double French doors lead out into the garden. Meanwhile, Miele kitchen appliances, an attractive bioethanol fireplace and Amtico flooring add to the overall comfort and convenience.

The flat also contains a bedroom with a walk-in wardrobe and an ensuite bathroom with Samuel Heath fittings. This beautiful property was refurbished in 2021 and offers underfloor heating throughout.





Outdoor Spaces

The flat includes a paved private garden with enough space for outdoor entertaining. It offers direct access onto Campden House Court Gardens square, a sought-after communal garden with three acres of tended grounds.



Russell Simpson

Gloucester Walk





The Neighbourhood

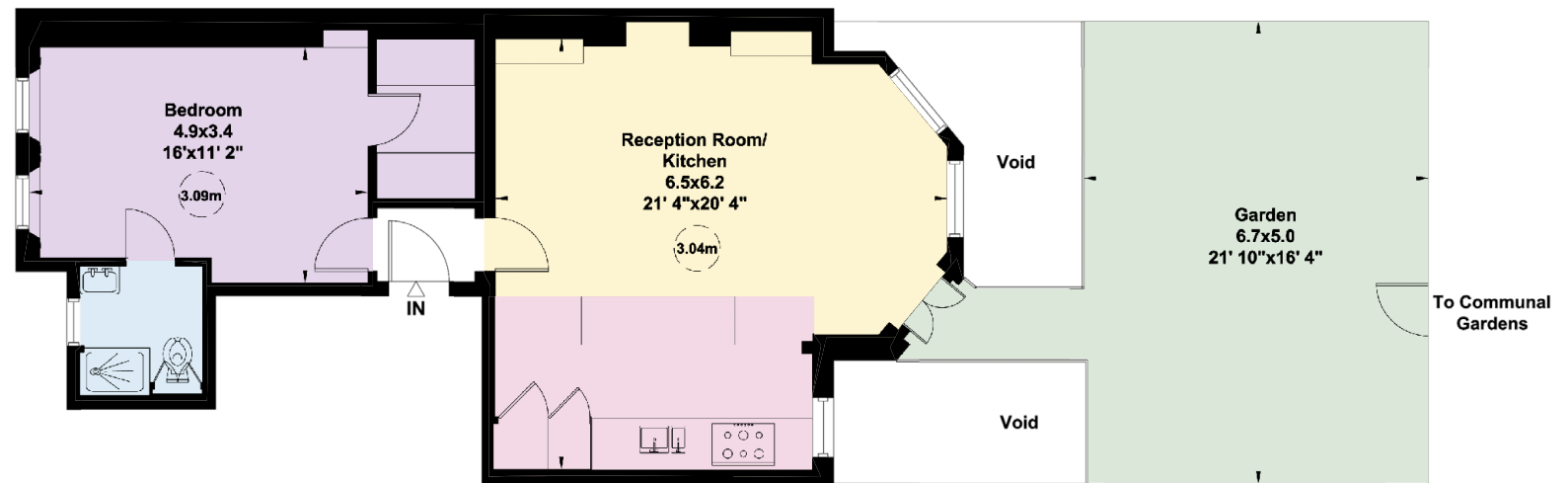
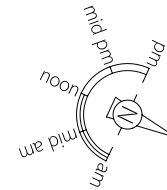
The property is located in an attractive townhouse with Dutch gables and decorative brickwork. From here, the restaurants, shops and underground stations of Kensington High Street and Notting Hill Gate (Circle, District and Central Lines) are nearby. Furthermore, the street is ideally located midway between Holland Park and Kensington Gardens.

APPROXIMATE INTERNAL AREA

655 SQ FT / 61 SQ M

OUTSIDE AREA

346 SQ FT / 33 SQ M



RAISED GROUND FLOOR

RUSSELL SIMPSON

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View

Watch the video on YouTube

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