



# **RUSSELL SIMPSON**

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

GLOUCESTER WALK  
KENSINGTON W8

# Gloucester Walk Kensington W8

£1,250,000

|                      |                                                       |                      |                             |
|----------------------|-------------------------------------------------------|----------------------|-----------------------------|
| BEDROOMS<br>1        | INTERNAL<br>655 SQ FT                                 | OUTDOOR<br>346 SQ FT | COUNCIL<br>RBKC             |
| RECEPTION ROOMS<br>1 |                                                       | EPC<br>E             | COUNCIL TAX<br>Band F       |
| BATHROOMS<br>1       | SERVICE CHARGE<br>£9,200 pa<br>including sinking fund | TENURE<br>Leasehold  | LENGTH OF LEASE<br>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

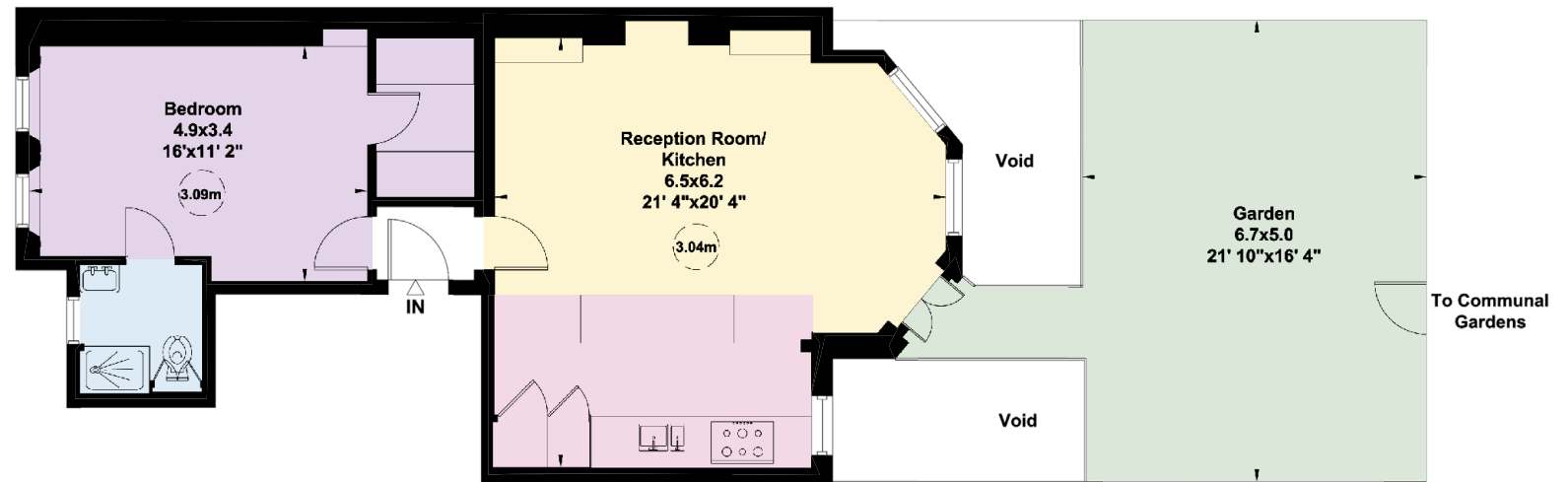
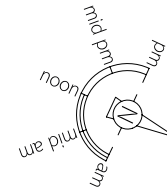
The property is located in an attractive townhouse with Dutch gables and decorative brickwork. From here, the restaurants, shops and underground stations of Kensington High Street and Notting Hill Gate (Circle, District and Central Lines) are nearby. Furthermore, the street is ideally located midway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

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## Kensington & Notting Hill

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## View

Watch the video on YouTube

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.  
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.  
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