



## **RUSSELL SIMPSON**

Newly renovated three-  
bedroom flat with graceful  
interiors a pair of south-west  
facing balconies

KENSINGTON PARK ROAD  
NOTTING HILL W11

# Kensington Park Road Notting Hill W11

£3,000,000

BEDROOMS 3	INTERNAL 1,368 <small>SQ FT</small>  127 <small>SQ M</small>	SERVICE CHARGE £6,044 pa plus £2,000 pa sinking fund	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band E
BATHROOMS 2		TENURE Share of Freehold	LENGTH OF LEASE 971 years









# The Property



Bright and elegant flat in a white stucco townhouse moments away from Notting Hill Gate.

Entering the flat on raised ground floor, the front hall leads through to a generous reception room. This includes an open-plan kitchen with marble worktops and a breakfast bar, as well as space for separate dining and seating areas. A wide window at the front and French doors at the rear create a double aspect and flood this space with natural light.









The flat also contains three bedrooms. The principal bedroom has an ensuite bathroom and its own private balcony. The second bedroom has a bathroom opposite, while the third is a flexible space that could also be used as a study.









# The Design

The flat is newly renovated and finished to an exceptionally high standard, with underfloor heating throughout. Wooden floors and beautifully decorated bathrooms add to the overall sense of elegance.



Road







# Outdoor Spaces & The Neighbourhood

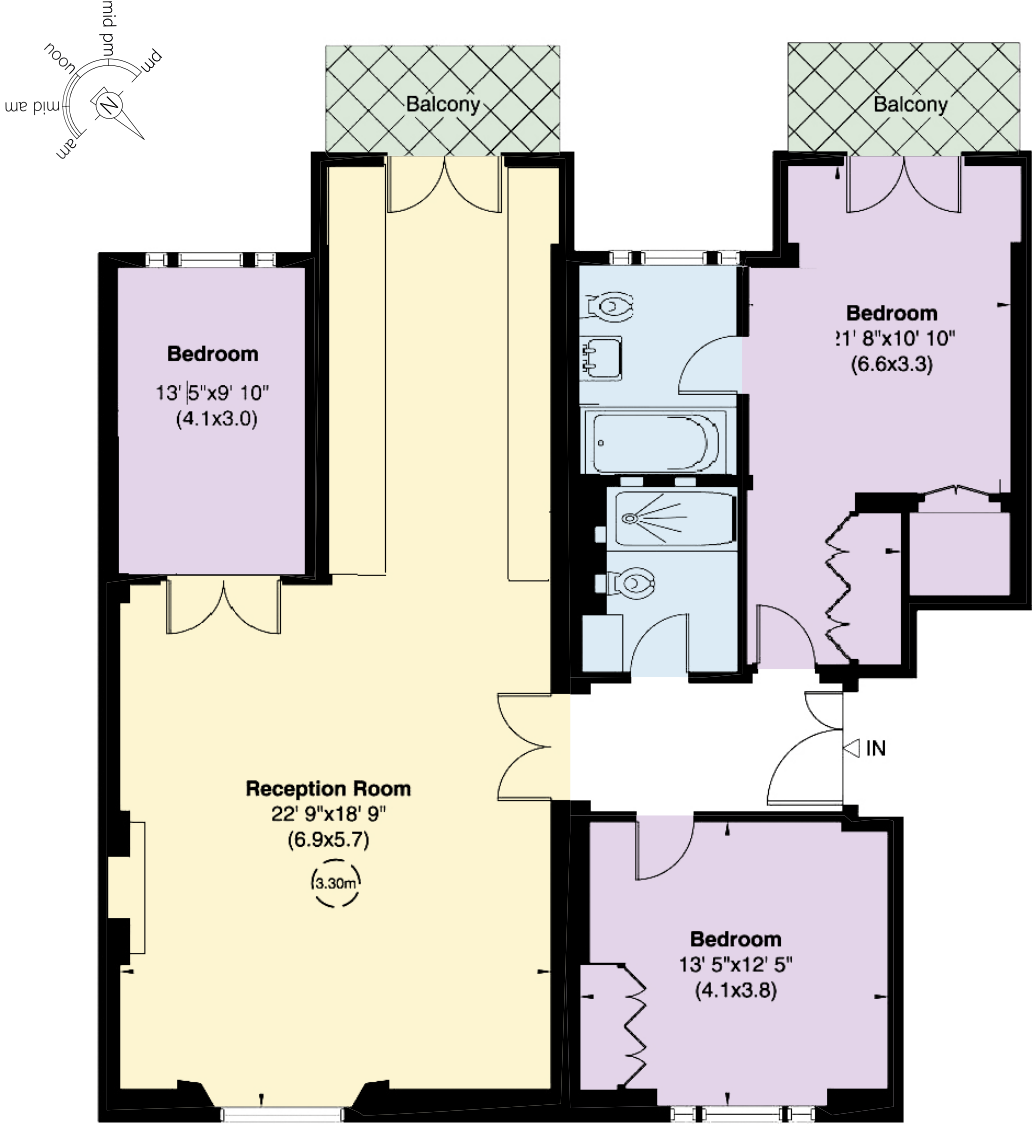
The property includes a pair of south-west facing balconies with garden views and enough space for outdoor seating.

The flat is part of a white stucco townhouse close to Notting Hill Gate underground station. From here, the Portobello Road is close, while the neighbourhood's many restaurants and shops are within walking distance.



APPROXIMATE INTERNAL AREA

1,368 SQ FT / 127 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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