

RUSSELL SIMPSON

A refined two-bedroom apartment
overlooking the private gardens
of one of London's most historic
residential squares

KENSINGTON SQUARE
KENSINGTON W8



Kensington Square
Kensington W8

£1,750,000

BEDROOMS 2	INTERNAL 851 SQ FT	COUNCIL RBKC, Band G
RECEPTION ROOMS 1	79 SQ M	EPC D
BATHROOMS 2	TENURE Share of Freehold 997 years	



The Property

Occupying the first floor of an elegant Grade II listed townhouse, this well-presented two-bedroom apartment combines generous proportions, period character and a coveted address on Kensington Square, one of London's oldest and most distinguished residential enclaves. Benefitting from the elevated ceilings and grand proportions characteristic of a traditional first-floor apartment, the property also enjoys access to the square's beautifully maintained private communal gardens.

Accessed via the first floor, the apartment opens into a welcoming entrance hall, from which the principal rooms unfold along a central corridor. Thoughtfully arranged, the layout creates a natural sense of privacy while allowing each space to feel connected and well balanced.

The reception room is particularly impressive, offering excellent proportions and an abundance of natural light through large sash windows. An ornate fireplace provides a handsome focal point, reflecting the building's rich architectural heritage, while warm wooden flooring enhances the sense of comfort and refinement throughout. From here, there are attractive views across the immaculately maintained communal gardens at the heart of Kensington Square.

Positioned just off the reception room, the kitchen is well arranged and thoughtfully designed, with generous storage and preparation space. Natural light filters in through a large window, while warm wooden flooring contributes to the apartment's calm and cohesive character.





Both bedrooms are quietly situated and enjoy pleasant natural light. The principal bedroom benefits from built-in wardrobes, wooden flooring and peaceful views across the manicured gardens below. An en suite shower room provides additional convenience. The second bedroom is equally well presented, featuring integrated storage and a calm, understated aesthetic well suited to guests, family members or home working.

A separate bathroom serves the apartment and is finished with marble detailing, chrome fittings and classic subway tiling, complete with a bath and overhead shower.







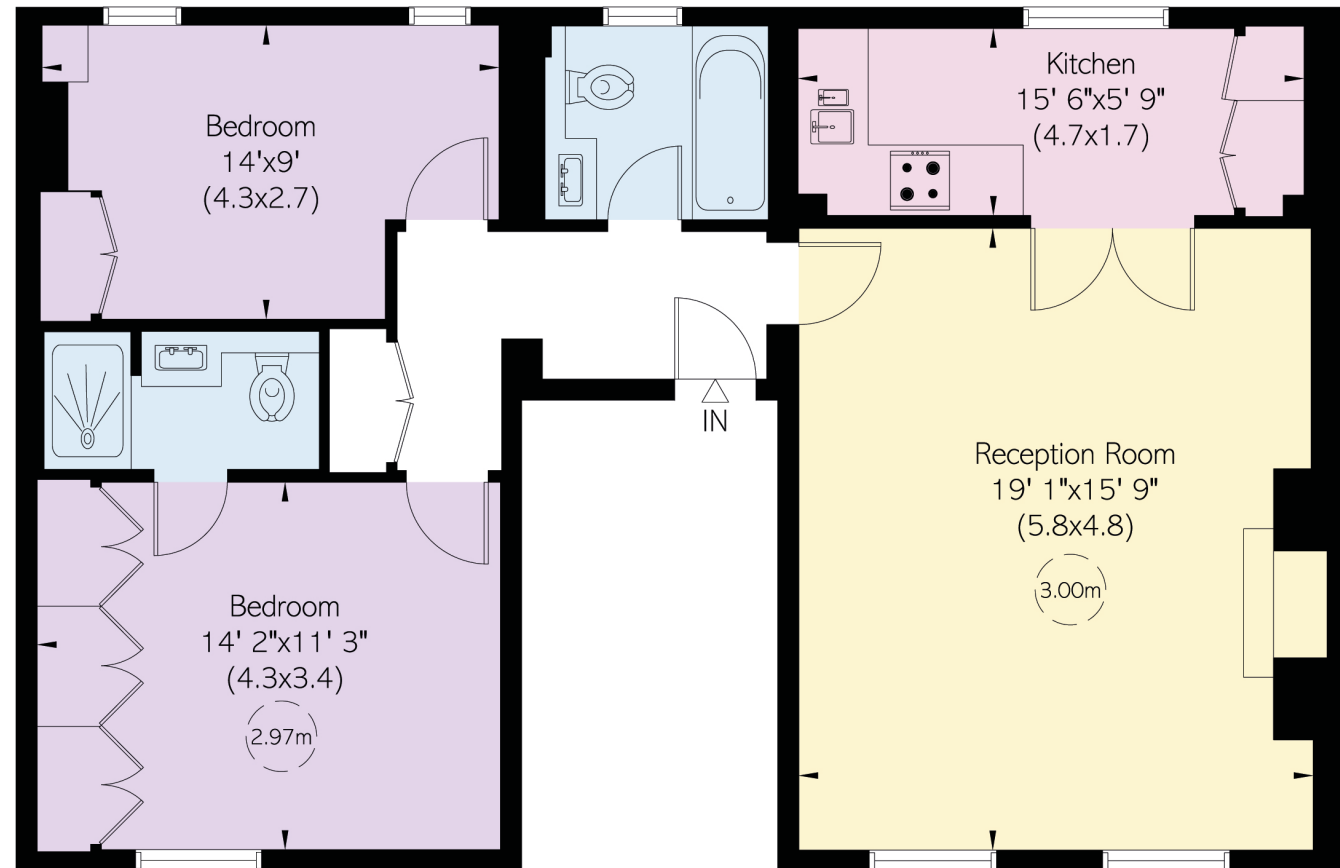
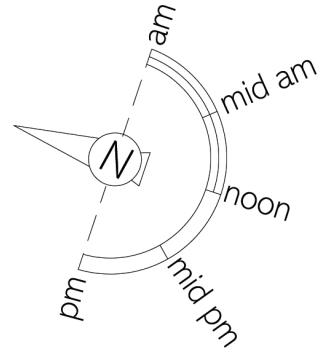
The Neighbourhood

Kensington Square occupies a uniquely tranquil position in the heart of W8, just moments from the boutiques, cafés and restaurants of Kensington High Street. Residents enjoy access to the square's private communal gardens, a rare and highly sought-after amenity in central London. The green expanses of Holland Park, Kensington Gardens and Hyde Park are all within easy reach, while some of London's most celebrated cultural institutions. The Design Museum, the Royal Albert Hall and the museums of South Kensington are nearby. Kensington High Street Underground station is a short walk away, providing swift connections across the capital.

Laid out from 1692, Kensington Square is among London's oldest surviving residential squares and remains one of its most atmospheric. The square was established on land acquired by the master woodcarver Thomas Young, who envisaged "a large Square of large and substantial Houses for persons of good worth and quality". Its development coincided with the arrival of William III and Mary II at nearby Kensington Palace, an event that transformed the area into one of the capital's most fashionable addresses.

APPROXIMATE INTERNAL AREA

851 SQ FT / 79 SQ M



First Floor



Contact us

+44 (0) 20 3761 9691

Email

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square
London W8 5HD

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