



RUSSELL SIMPSON

Semi-detached, white
stucco-fronted family house
with two gardens, a garage
and separate studio

VICARAGE GARDENS
KENSINGTON W8

Vicarage Gardens Kensington W8

£8,750,000

BEDROOMS 5	INTERNAL 3,490 SQ FT 324 SQ M	OUTDOOR 1,087 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 5	—	TENURE Freehold	



The Property



Attractive townhouse with large, light-filled rooms close to Kensington High Street

Entering the house on the raised ground floor, the front hall leads through to a generous reception room. This includes a south-east facing bay window, as well as high ceilings with beautiful cornices. Opposite is a sitting room with another bay window and double French doors opening onto a Juliet balcony that overlooks the garden.

This attractive family home is decorated in a stylish yet welcoming fashion. Its interiors blend classical and contemporary details to create a sense of light and space throughout.



The lower ground floor features a well-proportioned kitchen with a central island, a convenient utility room and double French doors leading out to the front patio.

Opposite is a dining room with a pair of French doors opening onto the rear garden. On the far side of this garden is an attractive studio with a bathroom.









The Bedrooms

The first floor offers a principal bedroom with considerable wardrobe space and an ensuite bathroom containing a bath. There is a second bedroom on this floor, also with an ensuite bathroom, as well as a dressing room.

The second floor includes three more bedrooms and two bathrooms, one of them ensuite.







Outdoor Spaces & The Neighbourhood

The house includes a paved rear garden with enough space for outdoor dining. It is also set back from the street with a front patio garden, giving added privacy. Furthermore, there is a garage with off-street parking.

Vicarage Gardens is a beautiful tree-lined street in Kensington with white stucco houses built in the mid-Victorian Era. From here, Kensington High Street underground station is a short walk away, and so too the open spaces of Kensington Gardens. Furthermore, the popular restaurants, bars and shops of Notting Hill are within easy reach.

Vicarage Gardens, W8

**RUSSELL
SIMPSON**

Approx. gross internal area
3044 Sq Ft / 282.79 Sq M
(Excluding Garage & Studio)

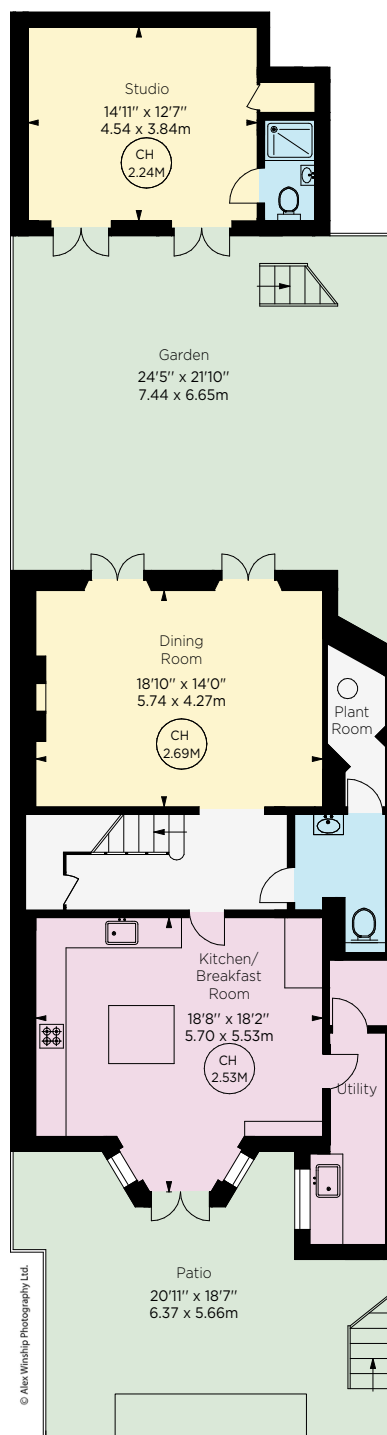
Approx. Garage area
220 Sq Ft / 20.44 Sq M

Approx. Studio area
226 Sq Ft / 21.00 Sq M

TOTAL Approx. gross internal area
3490 Sq Ft / 324.22 Sq M

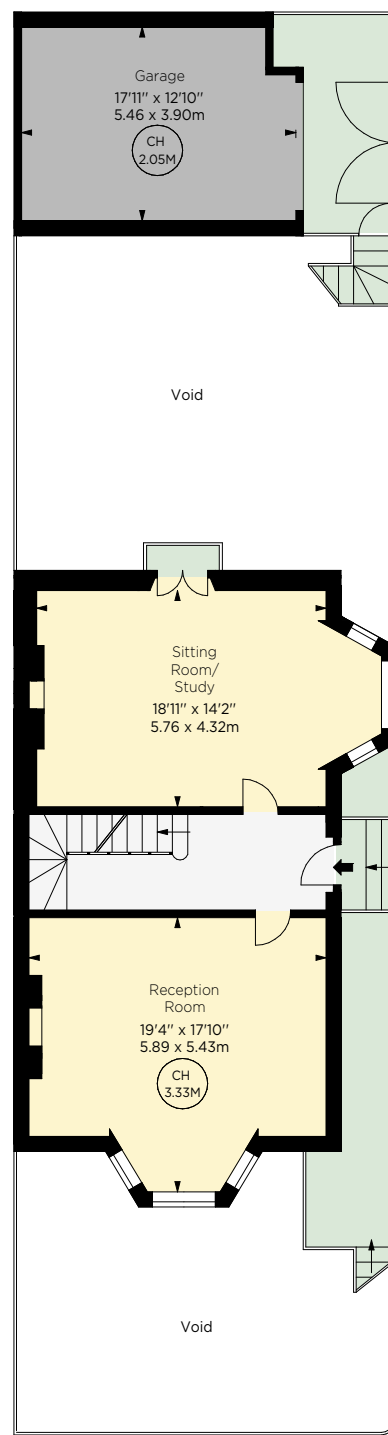
Approx. outdoor area
1087 Sq Ft / 101 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR

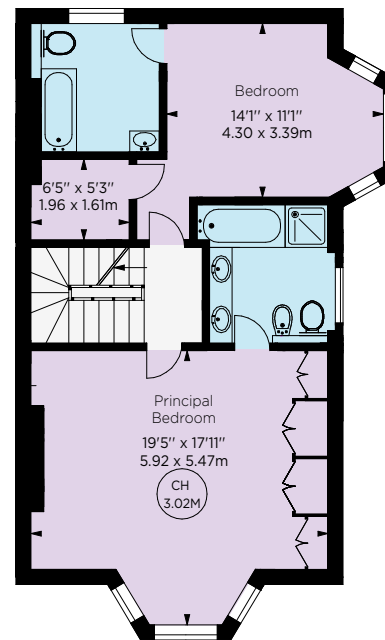
Russell Simpson



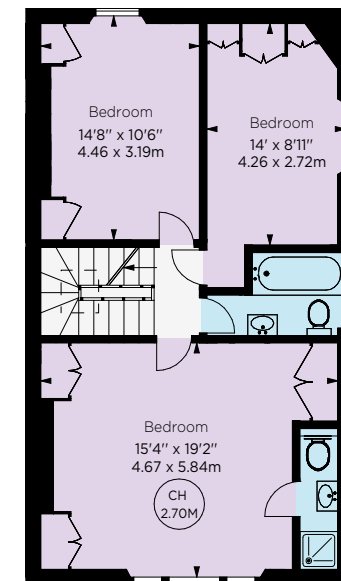
RAISED GROUND FLOOR

Vicarage Gardens

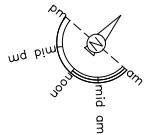
Key :
CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR



**ALEX
WINSHIP**
Photography
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* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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