

RUSSELL SIMPSON

Graceful two-bedroom apartment with
far reaching views

ABBOTSBURY ROAD
HOLLAND PARK W14



Abbotsbury House
Holland Park W14

£1,495,000

BEDROOMS 2	INTERNAL 984 SQ FT	OUTDOOR 57 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band G
BATHROOMS 1	SERVICE CHARGE tbc	TENURE Leasehold	LENGTH OF LEASE 124 years



The Property

A bright eighth floor apartment with lift, porter and garage parking, offering panoramic views across London.

Entering the flat on the eighth floor, a hallway leads through to an open plan kitchen, dining and living space. The kitchen is fitted with red cabinetry, a wooden countertop and a diamond-patterned splashback, and is separated from the dining and reception area by a peninsula counter with bar seating. This flows into the dual aspect reception room, filled with light from windows on two sides and framing far-reaching views across the London skyline, with glass doors opening directly onto the balcony.





The Bedrooms

The principal bedroom sits to the right of the entrance, is well-proportioned and benefits from an ensuite bathroom.

The second bedroom is similarly substantial, filled with light and enjoying the same elevated views found throughout the apartment. A separate guest bathroom serves this bedroom.







Outdoor Spaces & The Neighbourhood

A west-facing balcony opens off the reception room, offering space for outdoor seating and entertaining.

The apartment is set on the corner of Holland Park and Abbotsbury Road, placing it within easy reach of the facilities of both Kensington High Street and Holland Park Avenue. Holland Park underground station is a short walk away, along with the green open spaces of Holland Park itself.

APPROXIMATE INTERNAL AREA

984 SQ FT / 91 SQ M

INCLUDING STORAGE

19 SQ FT / 2 SQ M

OUTSIDE AREA

57 SQ FT / 5 SQ M





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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