



RUSSELL SIMPSON

Beautifully designed and
decorated four-bedroom flat
on a sought-after garden
square

BARKSTON GARDENS
EARLS COURT SW5

Barkston Gardens

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£3,400,000

BEDROOMS 4	INTERNAL 1,921 SQ FT	OUTDOOR 770 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band H
BATHROOMS 4	SERVICE CHARGE £2,000 pa	TENURE Share of Freehold	LENGTH OF LEASE 955 years





The Property

An exceptional garden-square residence, recently redesigned to combine the proportions and architectural character of a period London home with the refinement of contemporary living.

Beautifully designed and decorated four-bedroom flat, occupying the raised and lower ground floors of a handsome red-brick Victorian building.

The raised ground floor forms the heart of the home. At the front, an impressive double reception room combines exceptional ceiling height with a broad south-facing bay of tall sash windows. An original statuary white marble fireplace provides a natural focal point, while the room's generous proportions comfortably accommodate separate sitting and dining areas.

Alongside, the kitchen has been designed as both an elegant and highly functional living space, with marble work surfaces, Gaggenau appliances and a breakfast area. Tall windows and direct access to the garden create a particularly attractive connection between indoors and out.

Behind its elegant period façade, the interiors are remarkably light and beautifully proportioned. Original architectural features have been carefully retained and complemented by finely considered contemporary detailing, bespoke joinery and natural materials. Integrated technology, underfloor heating and sophisticated lighting add discreet modern comfort without detracting from the character of the building.

The result is an elegant and highly resolved home: sophisticated yet understated, and conceived as much for comfortable everyday living as for entertaining.



The lower ground floor is principally dedicated to the bedrooms. The generous principal suite incorporates extensive fitted wardrobes and a beautifully appointed bathroom with freestanding bath and walk-in shower. Two further bedrooms and bathrooms provide flexible family or guest accommodation, complemented by a utility room and ample storage.

At first-floor level, a wonderfully light study overlooking the gardens offers a secluded home office, library or fourth bedroom, with its own bathroom.

Throughout, period architecture, contemporary design and technology have been brought together with unusual consistency, creating interiors that feel both timeless and distinctly modern.









Outdoor Spaces & The Neighbourhood

One of the property's defining features is the unusual combination of its own private garden and access to the communal gardens of Barkston Gardens.

The kitchen opens directly onto a tranquil private rear garden. Enclosed by mature planting and brick walls, it provides a secluded extension of the living space, with lawn and paved areas for outdoor dining and entertaining.

Residents also enjoy access to the landscaped communal gardens of Barkston Gardens immediately opposite. Mature trees, lawns and established planting create a remarkably green and peaceful setting at the heart of the square.

The combination is particularly unusual: the intimacy of a substantial private garden together with the outlook and sense of space of a traditional London garden square.

Barkston Gardens occupies an attractive position between Earl's Court, Gloucester Road and South Kensington. Developed in the late nineteenth century, the square is characterised by handsome red-brick terraces and mansion buildings arranged around its mature private gardens.

Despite its peaceful residential character, the property is exceptionally well connected. Earl's Court and Gloucester Road Underground stations are within easy walking distance, while the restaurants, cafés and shops of the surrounding neighbourhoods and the museums and cultural institutions of South Kensington are all close at hand.

APPROXIMATE INTERNAL AREA

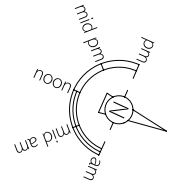
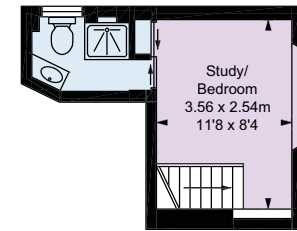
1,921 SQ FT / 178 SQ M

VAULTS

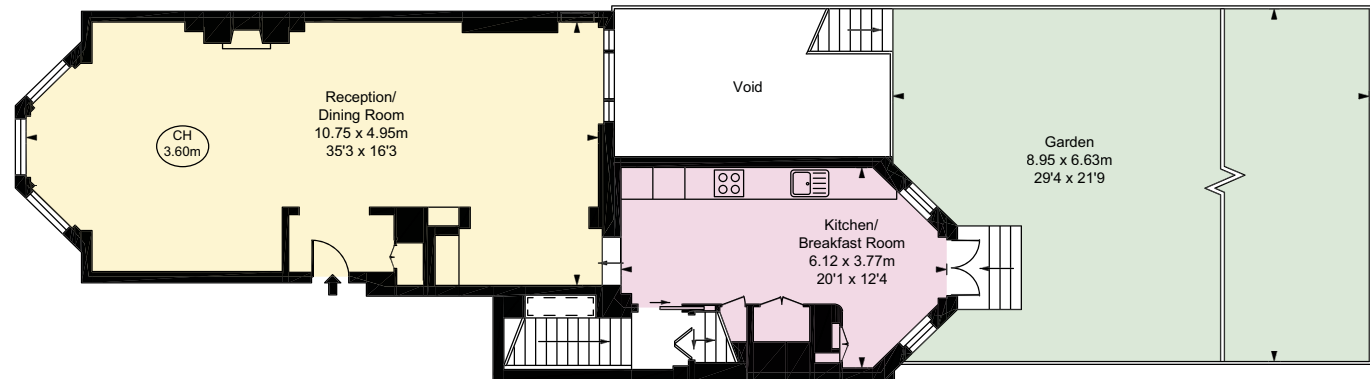
68 SQ FT / 6.3 SQ M

OUTSIDE AREA

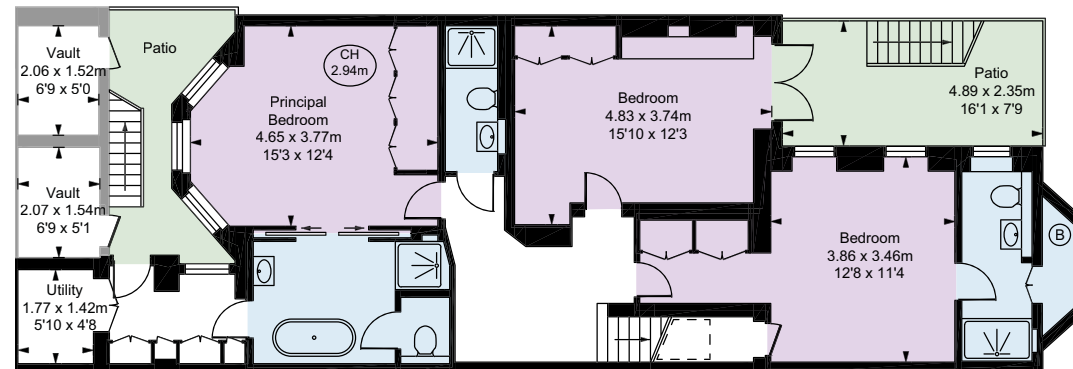
770 SQ FT / 71.5 SQ M



FIRST FLOOR



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Any measurements of distances referred to herein are approximate only. October 2021