



RUSSELL SIMPSON

Spectacular six-bedroom family home with attached mews, magnificent entertaining space and garage parking

BEDFORD GARDENS,
KENSINGTON W8

Bedford Gardens Kensington W8

£18,500,000

BEDROOMS 6	INTERNAL 8,464 SQ FT 786 SQ M	OUTDOOR 1,948 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 6		EPC D	COUNCIL TAX Band H
BATHROOMS 7	—	TENURE Freehold	





The Property

Superb semi-detached house with spacious layout and light-filled interiors close to Notting Hill Gate station

Entering the house on the ground floor, the front hall leads through to a large living area. This includes a reception room with French doors leading out into the garden. Side windows, overhead skylights and a double-height ceiling above the staircase flood this room with natural light.



The seating area flows through to a dining room, divided by an attractive feature fireplace. There is also a kitchen with a central island, a guest WC, and a study with a broad, south-facing bay window.



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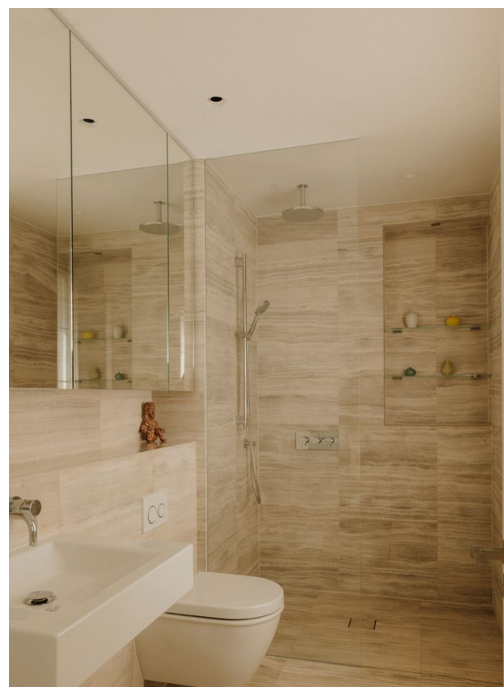
Bedford Gardens





The Bedrooms

The first floor features three bedrooms, two of them ensuite while the third bedroom has a bathroom next door. Meanwhile, the second floor is entirely occupied by the principal bedroom suite, including bedroom, bathroom and dressing room.







The lower ground floor has a generous layout, connecting through to the rear mews house. It features a self-contained staff flat with bedroom, bathroom and kitchenette, as well as a gym with bathroom and a second kitchen connected to the first via a dumb waiter.



Entertaining Spaces

There is also an impressive entertaining space with a bar and wine storage, as well as a home cinema that can be separated with a thick curtain. High ceilings, crittal glass walls and patio light wells create a sense of brightness and space throughout.





The Mews

This property has the rare feature of an attached mews house on the far side of the garden. The mews consists of an ensuite bedroom, a reception room, a garage, a utility room, a guest WC and a plant room.

The house was designed by the award-winning practice MMM Architects. The interiors are decorated in a colourful contemporary style and finished to an exceptionally high standard.

Outdoor Spaces

The property includes a garden with a lawn and planted flowerbeds. It also set back from the street with a paved front garden and a convenient side passage leading round to the rear. Furthermore, there is a garage with parking for two cars in the mews house.



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Bedford Gardens





The Neighbourhood

Bedford Gardens is an attractive street in Kensington lined with a mix of Georgian terraces and semi-detached low-built townhouses. Historically, it was home to numerous painters and artists, many of them using the studios at No.77.

Today, the street is conveniently located. Notting Hill Gate underground station is a short walk away, along with the neighbourhood's many restaurants and shops, while the open spaces of Holland Park are also nearby.

APPROXIMATE INTERNAL AREA

8,464 SQ FT / 786 SQ M

HOUSE

5,980 SQ FT / 556 SQ M

MEWS

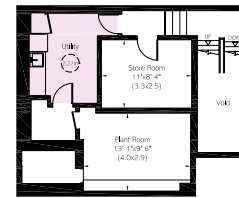
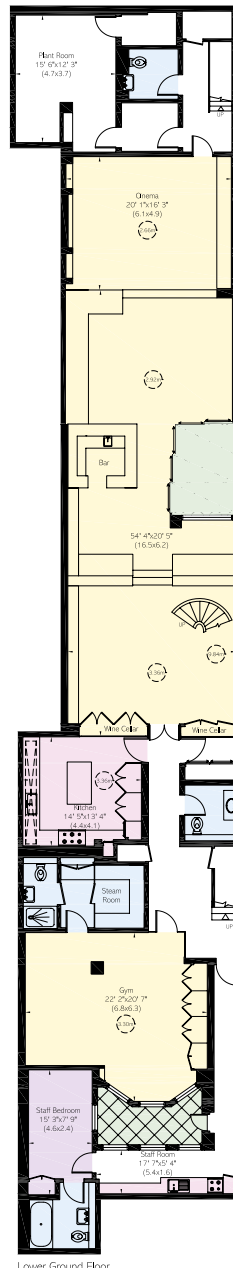
2,472 SQ FT / 230 SQ M

INCLUDING LIMITED USE AREA

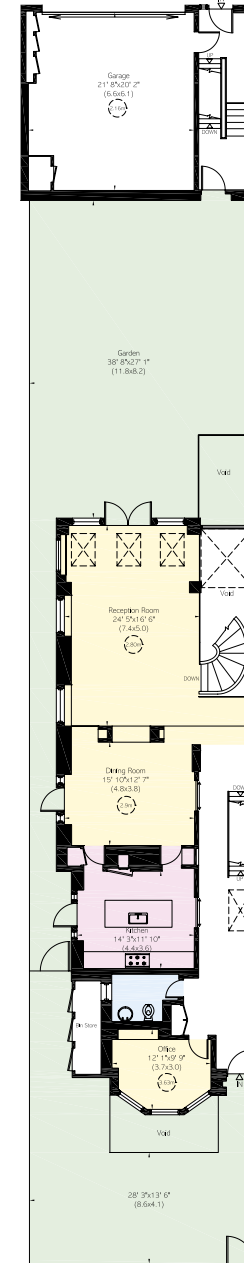
41 SQ FT / 4 SQ M

OUTSIDE AREA

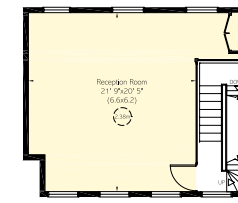
1,948 SQ FT / 181 SQ M



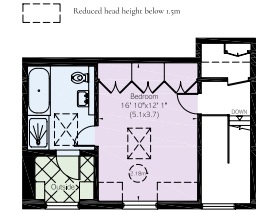
Upper Ground Floor



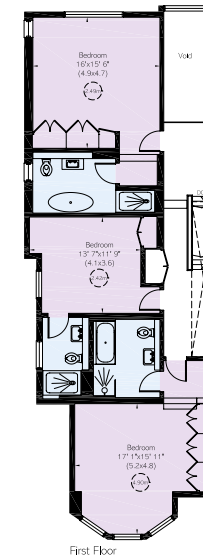
Ground Floor



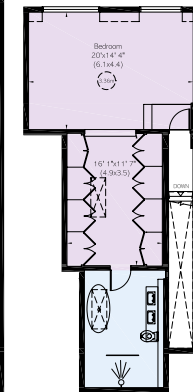
First Floor



Second Floor



First Floor



Second Floor

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