

RUSSELL SIMPSON

A beautifully presented two-bedroom
apartment occupying the top floor of a
historic Kensington townhouse

KENSINGTON SQUARE
KENSINGTON W8



Kensington Square
Kensington W8

Offers IEO
£1,495,000

BEDROOMS 2	INTERNAL 911 SQ FT 85 SQ M	COUNCIL RBKC, Band F
RECEPTION ROOMS 1		EPC C
BATHROOMS 2	TENURE Share of Freehold 997 years	



The Property

Occupying the third floor of an elegant Grade II listed building, this well-proportioned two-bedroom apartment combines contemporary interiors with the character and charm of a distinguished period address. Enjoying a peaceful top-floor position, the apartment benefits from attractive views across Kensington Square and access to the beautifully maintained private communal gardens.

Entered on the third floor, the apartment opens into a generous entrance hall, from which the principal rooms are arranged. Thoughtfully planned, the layout creates a natural flow between the living and sleeping accommodation while making excellent use of the building's uppermost floor.



Kensington Square





Indoor Spaces

The reception room is a bright and inviting space, enjoying an abundance of natural light through large windows overlooking Kensington Square. Generous proportions allow ample room for both seating and dining areas, while wooden flooring adds warmth and character throughout. Elevated views across the square's manicured gardens enhance the sense of openness and tranquillity.

Positioned just off the reception room, the kitchen is well arranged and thoughtfully designed, with generous storage and preparation space. The sloping roofline introduces an appealing sense of character, reflecting the apartment's top-floor setting, while natural light and warm wooden flooring contribute to a calm and cohesive atmosphere.





The Bedrooms



Both bedrooms are well proportioned and benefit from a peaceful setting away from the principal entertaining spaces. The principal bedroom is finished in a calm, neutral palette and makes excellent use of the building's roofline, creating a comfortable and characterful retreat. The second bedroom is equally well presented, with integrated storage and a versatile layout suited to guests, family members or home working.

The apartment is served by two bathrooms, both finished to a high standard, providing flexibility and convenience for everyday living.





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.

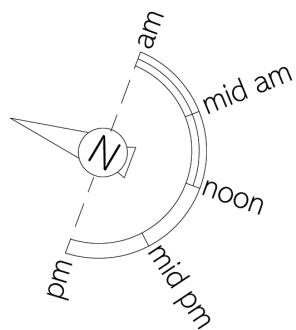
Laid out from 1692, Kensington Square is among London's oldest surviving residential squares and remains one of its most atmospheric. The square was established on land acquired by the master woodcarver Thomas Young, who envisaged "a large Square of large and substantial Houses for persons of good worth 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

911 SQ FT / 85 SQ M

INCLUDING LIMITED USE AREA

132 SQ FT / 13 SQ M



Reduced head height below 1.5m



Third Floor



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