

RUSSELL SIMPSON

Recently renovated four-bedroom family home with spacious living areas and south-facing garden

ABINGDON VILLAS
KENSINGTON W8

Abingdon Villas

£4,150,000

BEDROOMS 4	INTERNAL 2,071 SQ FT 192 SQM	OUTDOOR 531 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 3		EPC C	TENURE Freehold





The Property

Bright and beautiful white stucco terrace house on a sought-after street close to Holland Park.

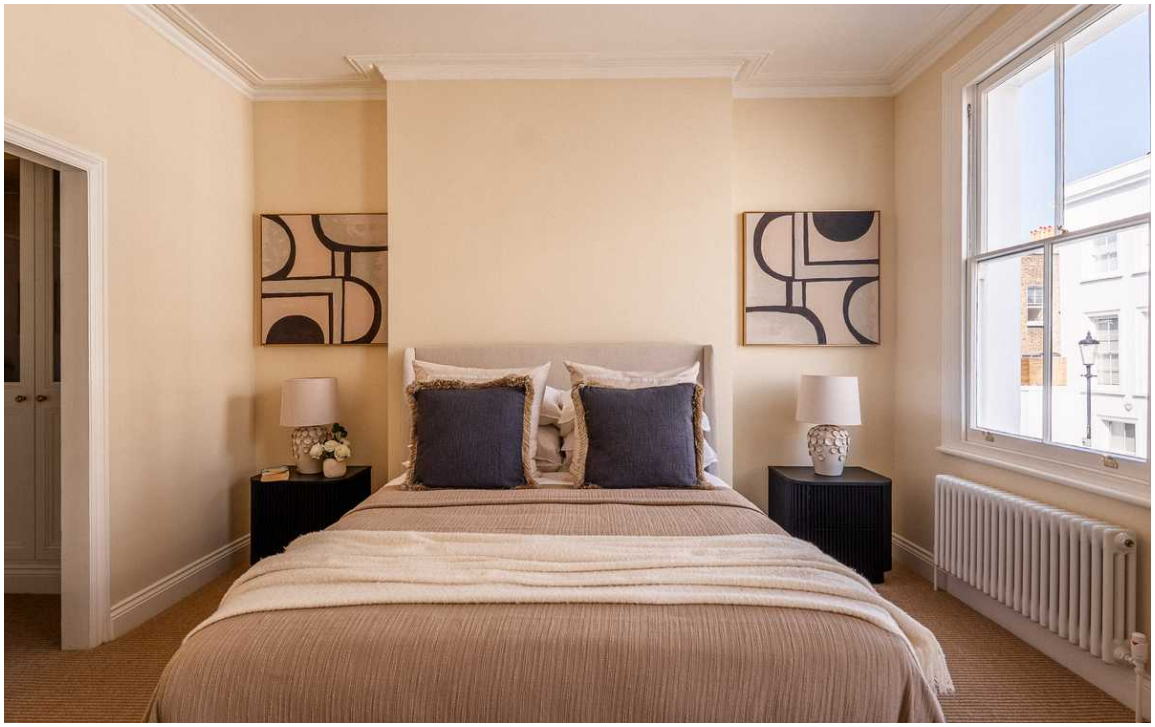
Stepping into the house on the raised ground floor, the entrance hall opens onto a front reception room with a seating area and a stone fireplace surround. A double doorway leads through to a second reception room that can be used as a study. Both these rooms share wooden floors and high ceilings, while a bathroom on the landing completes this level.





Indoor Spaces

The lower ground floor is entirely occupied by a generous living area. This includes an open-plan kitchen with central island and marble worktops, a family television area, and a dining area. On one side, full-length windows, glazed French doors and a large overhead skylight flood this space with light. On the other side, separate street access gives added convenience.



The Bedrooms

The first floor is almost entirely occupied by the principal bedroom suite. This includes a dressing room and a well-proportioned bathroom with both shower and bath. There is an additional bedroom on the landing. The second floor features two more bedrooms, sharing a bathroom on the landing. The house has been recently renovated.



The Design





Its interiors combine traditional elegance with contemporary convenience, maximising the sense of light and space throughout.



Outdoor Spaces

The property includes a south-facing rear garden with planted borders and two paved areas for outdoor eating.





The Neighbourhood

Abingdon Villas is an attractive street lined with terrace houses set back from the pavement, as well as double-fronted villas and mansion flats. From here, the restaurants, shops and underground station of Kensington High Street are close. In addition, the southern entrance to Holland Park is a short walk away.


Abingdon Villas, W8xx
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Approximate Internal Area
2,071 sq ft/ 192 sq m
Including limited use area and vault
58 sq ft/ 5 sq m
Outside Area
532 sq ft/ 49 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.
Reduced head height below 1.5m
Garden
25' 3"x16' 6"
(7.7x5.0)
Kitchen
23' 10"x15' 2"
(7.3x4.6)
Reception Room
15'x13' 4"
(4.6x4.1)
2.30m
IN
UP
Vault
7' 4"x6' 4"
(2.2x1.9)
Lower Ground Floor
2.10m
DOWN
Reception Room
11' 8"x9' 11"
(3.6x3.0)
Reception Room
12' 9"x11' 9"
(3.9x3.6)
2.69m
IN
DOWN
Raised Ground Floor
Bedroom 4
10' 8"x6' 10"
(3.3x2.1)
2.44m
DOWN
Principal Bedroom
15' 4"x12' 8"
(4.7x3.9)
2.80m
First Floor
2.34m
DOWN
Bedroom 3
12' 3"x10'
(3.7x3.1)
Bedroom 2
15' 3"x12' 9"
(4.6x3.9)
2.34m
Second Floor
am
mid am
noon
mid pm
pm

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