RUSSELL SIMPSON

Unique two-bedroom flat set across a pair of artist's studio with exceptionally lofty, light-filled rooms

BEDFORD GARDENS
KENSINGTON W8

Bedford Gardens

£3,550,000

BEDROOMS 2	INTERNAL 1,346 SQ FT 125 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 992 YEARS	GROUND RENT —	SERVICE CHARGE —





The Property

Elegant flat with creative history and charming interiors close to Notting Hill Gate station.

Stepping into the flat on the second floor, the front hall flows through to a generous reception room. Double height-ceilings and large windows create a wonderful sense of brightness and space, while wooden panelling adds to the overall elegance.



Indoor Spaces

This level also features a convenient kitchen, while stairs lead up to a mezzanine bedroom with ensuite bathroom.

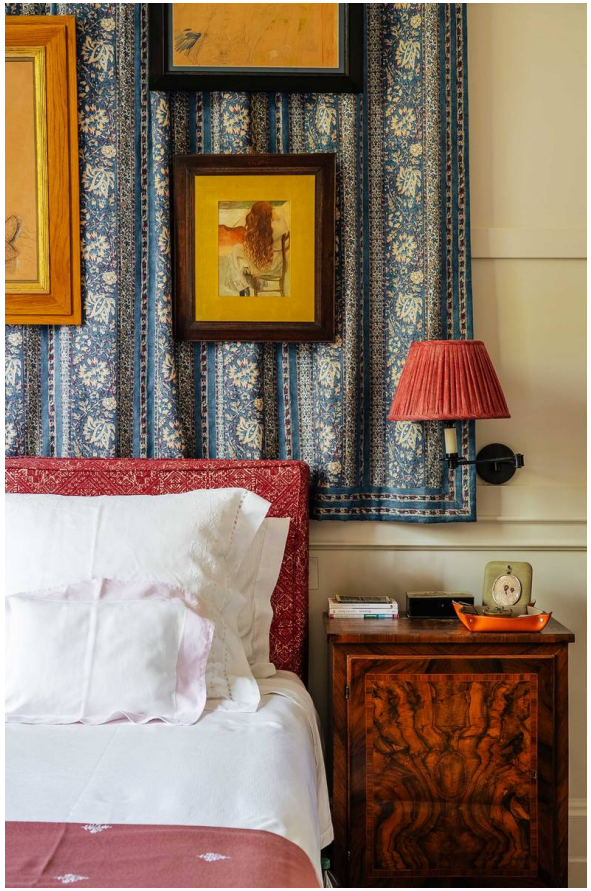


The Bedrooms

The first floor mezzanine offers a study and ensuite bathroom. Below is an impressive principal bedroom room with the same lofty proportions and elegant interiors. This level also features additional storage space, along with a WC and utility room.







The Design

The flat has been decorated in a tasteful traditional style, with creative and colourful details that add to historical charm. It is presented in excellent condition.





The Neighbourhood

Bedford Gardens is an attractive street in Kensington. It was historically home to numerous painters and artists, many occupying the studios Nos 73-77.

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

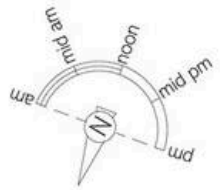
Bedford Gardens, W8

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Approximate Internal Area
1,346 sq ft/ 125 sq m

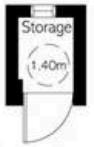
Including limited use area and storage
23 sq ft/ 2 sq m

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.

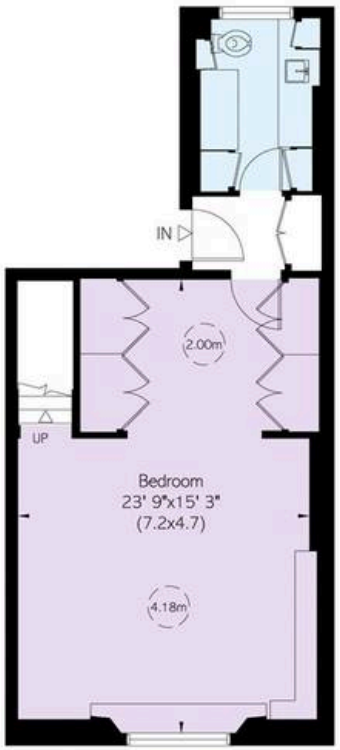




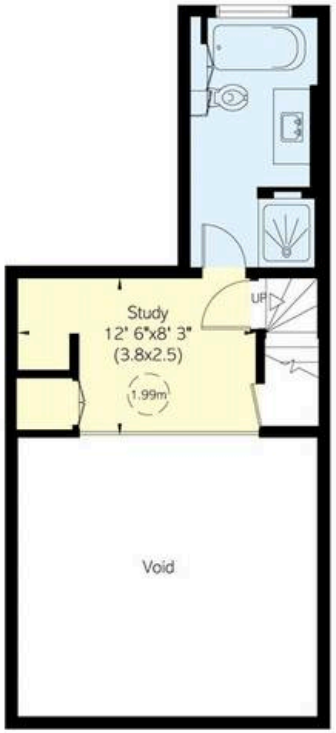
Half Landing
Second Floor



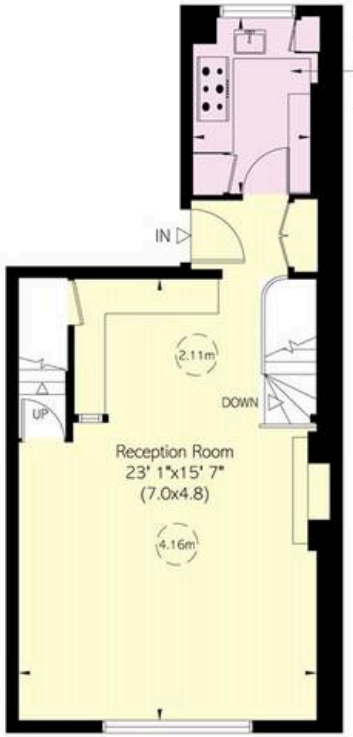
Half Landing
First Floor



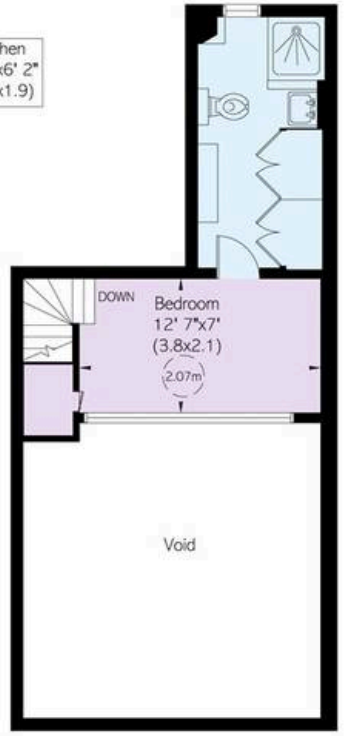
First Floor



First Floor Mezzanine



Second Floor



Second Floor Mezzanine

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SIMPSON

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