



RUSSELL SIMPSON

Exceptional house with swimming
pool and off-street parking in brand
new-condition

BEDFORD GARDENS
KENSINGTON W8

Bedford Gardens

£15,500,000

BEDROOMS 6	INTERNAL 6,594 SQ FT 612 SQM	OUTDOOR 1,412 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 7		EPC B	TENURE Freehold



The Property

Six-bedroom house close to Notting Hill Gate with large lateral interiors including gym and home cinema



img 1

Garden

img 2

Dining Area



Indoor Spaces

Entering the house on the ground floor, the front hall opens onto a generous living space with formal dining and seating areas. Beyond lies an open-plan kitchen with central island and breakfast bar, as well as an informal family area. Bifolding French doors open out onto the garden and fill the space with light. This floor also includes a television room.

img 1

Kitchen

img 2

Reception Room





The Bedrooms

The first floor consists of a well-proportioned principal bedroom with dressing room and bathroom, featuring both shower and bath. There are three more bedrooms on this floor, all of them ensuite, and a fourth ensuite bedroom on the second floor. This level also features a loft with additional storage space.





Entertaining Spaces

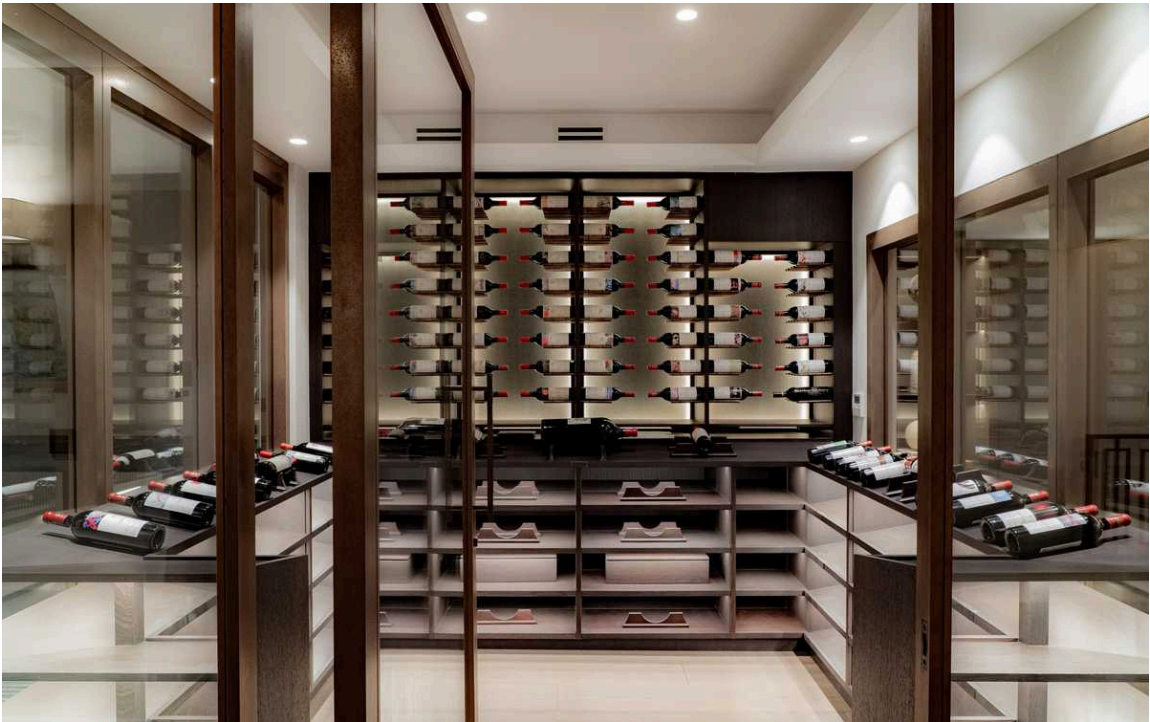
The lower ground floor includes a gym, a family cinema room, a wine cellar, a study, a bathroom and a bedroom. Finally, the basement floor contains a 10m swimming pool, as well as steam room, laundry room and utility room.

img 1

Pool Area

img 2

Wine Cellar

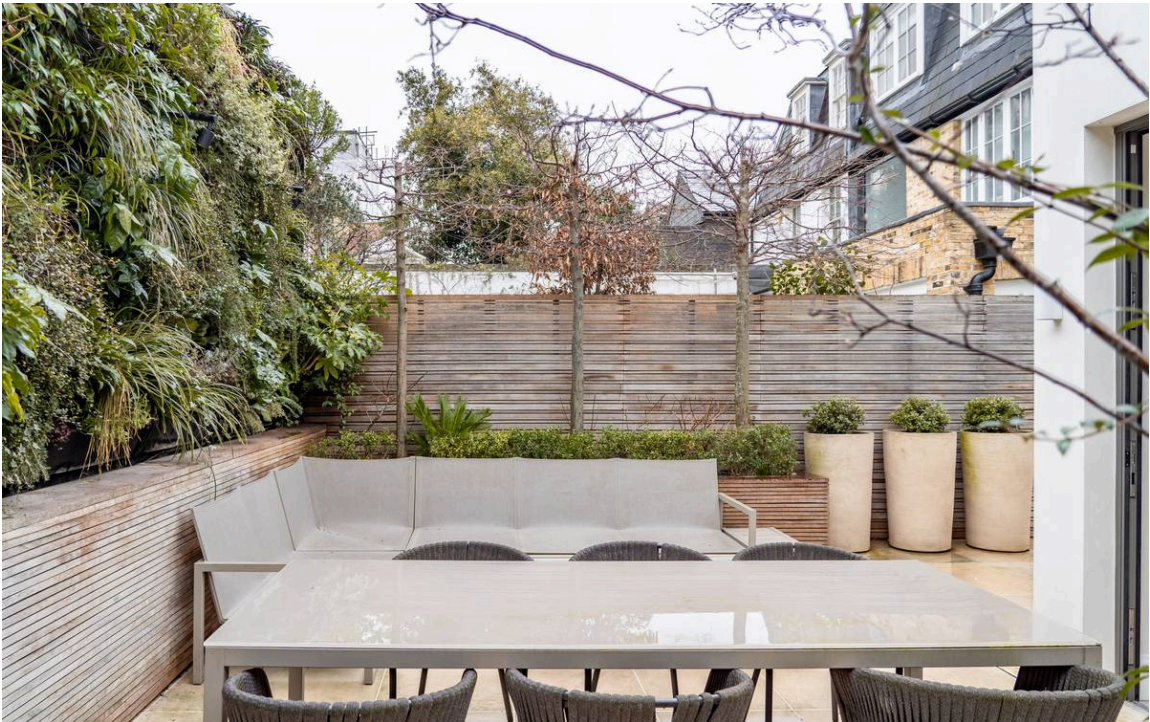


The Design

The house has been recently renovated and is presented in brand-new condition. The unusually wide lateral interiors are decorated in a contemporary style, adding to the sense of space and light throughout.

[We speak to Sally O'Connor of Hesellic Design here, about how she designed a dream house in Kensington](#)





Outdoor Spaces & The Neighbourhood

The house features a paved rear garden with enough space for outdoor dining. The garden can be accessed directly from the front of the house, allowing for added convenience. In addition, the driveway has parking space for one car.

Bedford Gardens is a beautiful street in Kensington lined with a mix of Georgian terraces and semi-detached low-built townhouses. Historically, it had been 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 the with the neighbourhood's many restaurants and shops, while the open spaces of Holland Park are also nearby.



img 1	Garden
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img 2	Driveway
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Bedford Gardens, W8

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Approximate Internal Area
6,594 sq ft/ 613 sq m

**Including limited use area
and loft**
565 sq ft/ 53 sq m

Outside Area
1,463 sq ft/ 135 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door coverings 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.



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SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk