

## **RUSSELL SIMPSON**

Sophisticated two-bedroom flat with  
patio garden close to Notting Hill  
underground station

BRUNSWICK GARDENS  
KENSINGTON W8

Brunswick Gardens

£1,295,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>782<sub>SQ FT</sub></div> <div>72<sub>SQM</sub></div>	<div>OUTDOOR</div> <div>614<sub>SQ FT</sub></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>999<sub>YEARS</sub></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£2,500<sub>P/Y</sub></div>



## The Property

Convenient flat with brand new contemporary interiors in a white stucco house in Kensington

This newly renovated flat is decorated in a calm, contemporary style that emphasises the sense of light and space. Wooden floors with underfloor heating add to the elegance and coherence throughout.

## Indoor Spaces

Entering the flat via its own private entrance, the front hall leads through to a well-proportioned reception room. As well as space for separate dining and seating areas, this room opens onto a corridor kitchen with tiled worktops and fitted units.







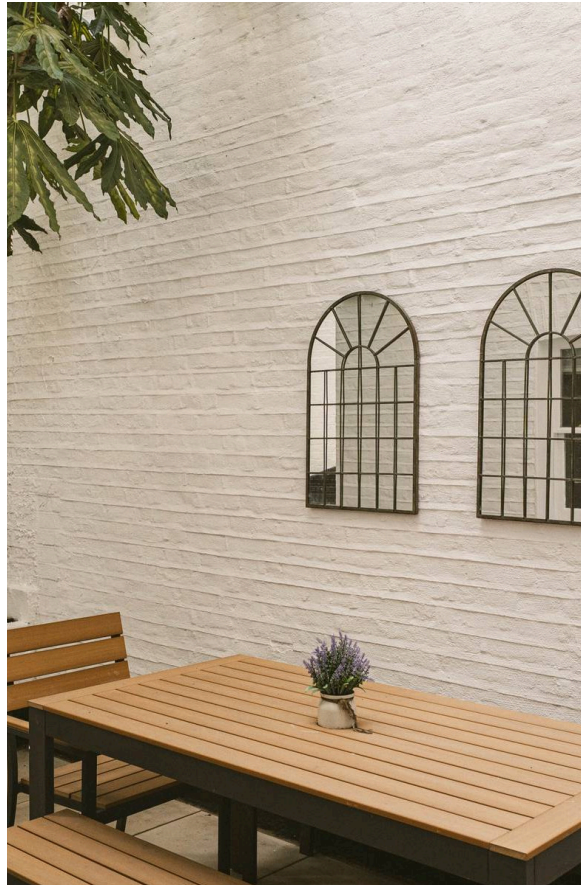
## The Bedrooms

The flat also contains a pair of bedrooms. The principal bedroom has inbuilt wardrobe space and double French doors opening onto the garden, as well as a next-door bathroom. Meanwhile, the second bedroom has a bathroom and a separate guest WC, also next door.



## Outdoor Spaces

The flat includes a paved rear garden with enough space for outdoor seating. There are also two storage vaults accessed via the front patio.







## The Neighbourhood

Brunswick Gardens is a beautiful tree-lined street in Kensington with white stucco houses built in the 1850s and 1860s. From here, Notting Hill underground station is a short walk away, and so too the open spaces of Kensington Gardens.

Furthermore, the popular restaurants, bars and shops of the Portobello Road and Kensington High Street are within easy reach.

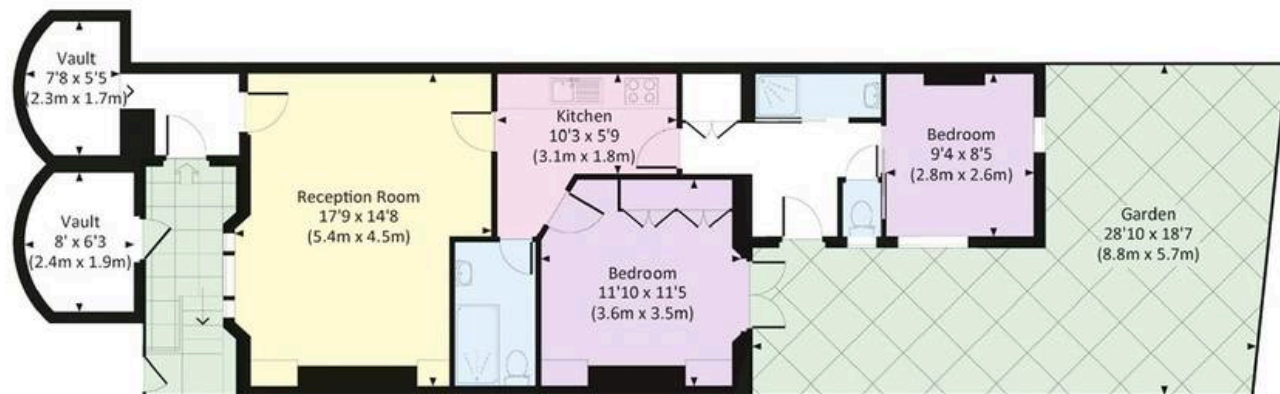
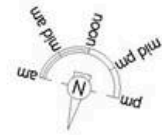
Brunswick Gardens,  
W8

**Approx Gross Internal Area**

782 sq ft / 72.6 sq m

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SIMPSON**

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.



LOWER GROUND FLOOR



**RUSSELL  
SIMPSON**

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