



## **RUSSELL SIMPSON**

Three bedroom flat in a grand  
double fronted villa moments away  
from Portobello Road

CAMBRIDGE GARDENS  
NORTH KENSINGTON W10

Cambridge Gardens

£2,250,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,665 <small>SQ FT</small></div> <div>154 <small>SQM</small></div>	<div>OUTDOOR</div> <div>11 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</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>—</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£986 <small>P/Y</small></div>

# The Property

Substantial three storey flat with roof terrace and generous reception room in a popular part of North Kensington





## Indoor Spaces

The flat is centred on a spacious second-floor reception room. It occupies the entire width of the house, with three sash windows looking out onto the street. The kitchen opens onto one side of the room, with double French windows leading through to the roof terrace. On the other side of the room is a guest bathroom and utility room.





## The Bedrooms

Upstairs, on the third floor, two bedrooms share a bathroom. Overhead skylights and dormer windows ensure the upper floor is filled with light, while the staircase to the top floor has been innovatively designed to provide a stylish feature. Downstairs, on the first floor, is a third bedroom with a walk-in wardrobe and ensuite bathroom.





## Outdoor Spaces

The property includes a roof terrace with wooden decking and space enough for outdoor dining. In addition, the house containing the flat is in excellent condition.





## The Neighbourhood

Cambridge Gardens is a tree-lined street with large Victorian villas set back from the road. Ladbroke Grove underground station is a short walk away, and so too the restaurants and shops of the Portobello Road. In addition, the area is well served with schools and popular among young families.

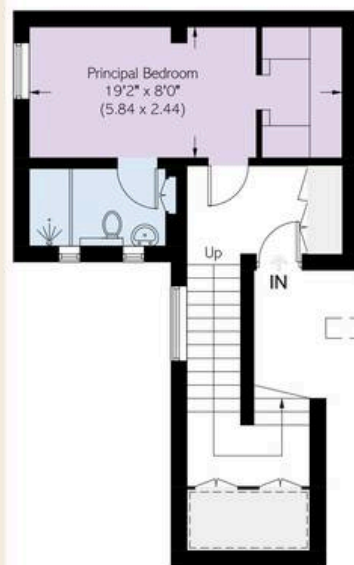
# Cambridge Gardens W11

**Approximate area**  
154.7 sq m / 1665 sq ft

**Including limited use area**  
(11.6sq m / 125 sq ft)

**Approximate external area**  
10.9 sq m / 117 sq ft

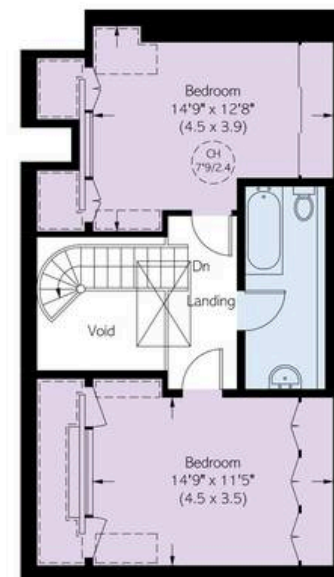
## RUSSELL SIMPSON



First Floor



Second Floor



Third Floor

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.



**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)