



RUSSELL SIMPSON

Two bedroom duplex flat in Notting
Hill with astonishing views over west
London

CAMPDEN HILL TOWERS
NOTTING HILL W11

Campden Hill Towers

£750,000

BEDROOMS 2	INTERNAL 705 SQ FT	OUTDOOR 63 SQ FT	COUNCIL RBKC
BATHROOMS 1		EPC D	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 122 YEARS	GROUND RENT —	SERVICE CHARGE £7,542 P/Y

The Property

Conveniently positioned duplex flat with west-facing balcony and light-filled rooms

Entering the flat on the seventeenth floor, the front hall flows through to a well-proportioned reception room. This is a bright space, thanks to west-facing floor-to-ceiling windows that catch the afternoon sun. And, given the property's position near the top of the building, it enjoys exceptional views over the leafy neighbourhoods of Holland Park.





Indoor Spaces

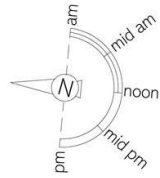
The flat includes a west-facing balcony, sharing the beautiful views over London.

The reception room communicates directly with a fitted kitchen. Upstairs, a pair of bedrooms share a bathroom with a bath. The property has wooden floor throughout, adding to the sense of brightness and calm.



The Neighbourhood

Campden Hill Towers is conveniently positioned in the heart of Notting Hill. A modern building, it features both a lift and a concierge. From here, the underground station is close, while the neighbourhood's many restaurants and shops are also within easy reach. Finally, the open spaces of Kensington Gardens are a short walk away.



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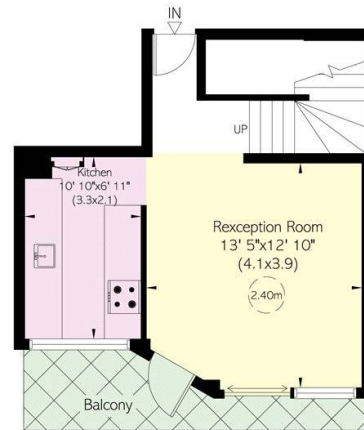
Approximate Internal Area

705 sq ft/ 65 sq m

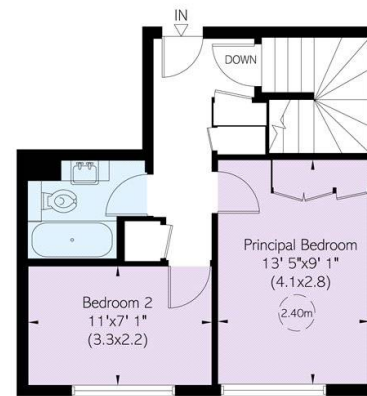
Outside Area

64 sq ft/ 6 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.



Seventeenth Floor



Eighteenth Floor

**RUSSELL
SIMPSON**

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