RUSSELL SIMPSON

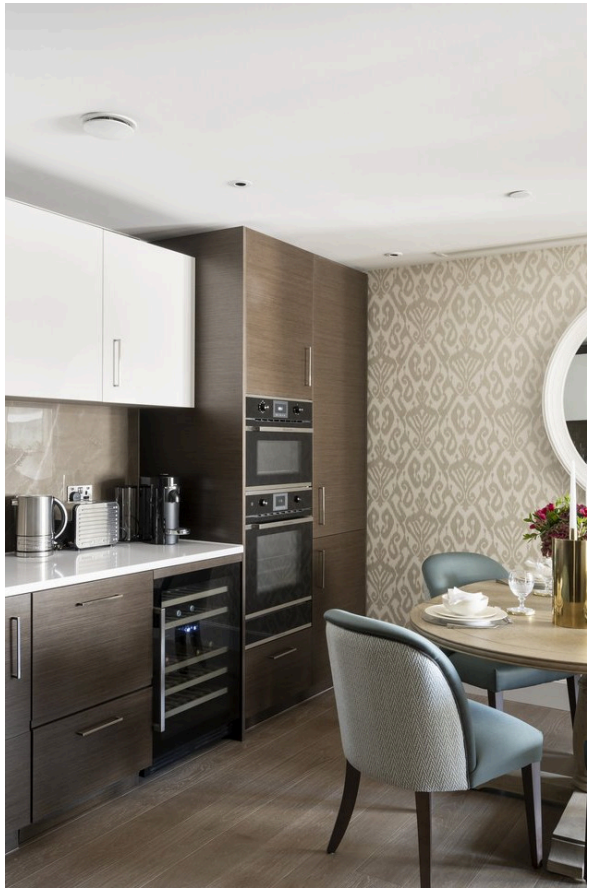
Impressive three bedroom Kensington flat with access to pool, gym and cinema

COE HOUSE
KENSINGTON W14

Coe House

£1,850,000

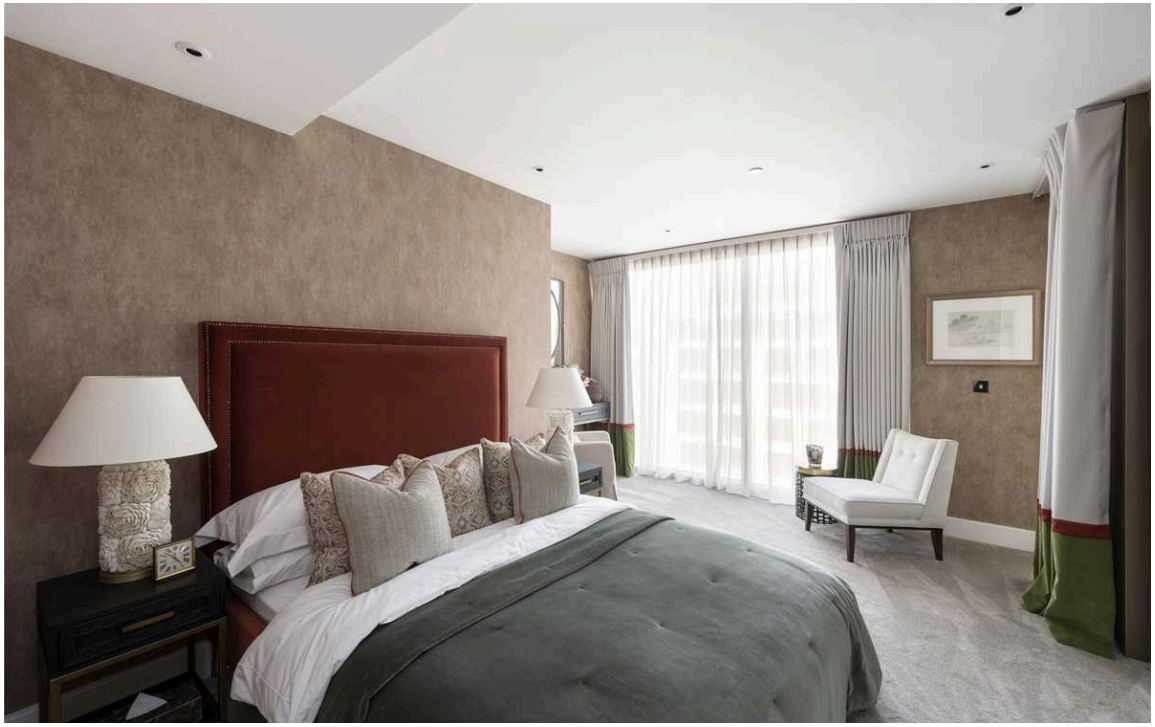
BEDROOMS 3	INTERNAL 1,385 SQ FT 128 SQM	OUTDOOR 87 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE —



The Property

Newly built flat with two terraces and dressing room in a unique residence for those in the later stages of life

Entering the flat on the seventh floor, an entrance hall connects the main rooms of the property. On one side is a generous living and dining room, with an open-plan kitchen, a seating area, and beyond that a more formal dining table. In addition, this room benefits from floor to ceiling windows and access to a terrace.



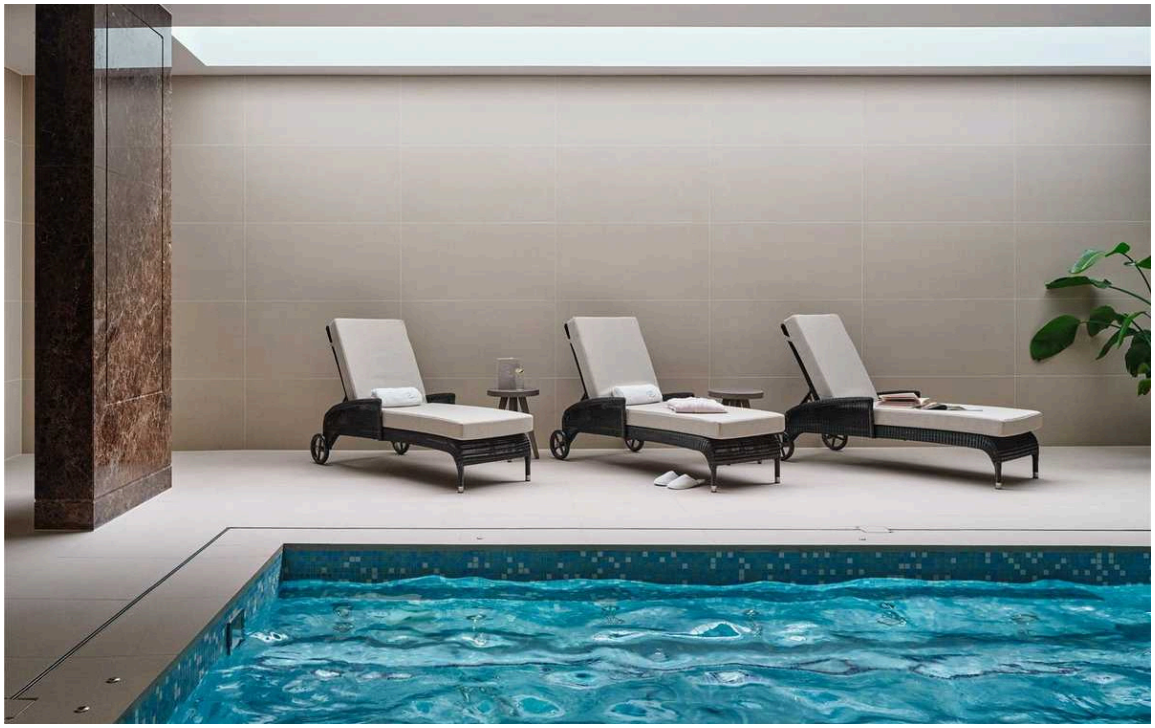
Indoor Spaces

This property is part of Coe House, which has lift access to every floor. It is designed in a contemporary fashion, but with a classical sense of style, and can be furnished at an additional cost.

On the other side of the flat is a bedroom suite, with a dressing room and an ensuite bathroom with bath and shower. This is a generous space, while the bedroom has access to a second terrace.

The flat has two more bedrooms, both with considerable storage, and one with terrace access. They share a second bathroom with a shower, while a utility cupboard and further storage space complete this flat.

img 1 Bedroom



Riverstone Living

Riverstone provides the independence of your own flat and the support of assisted living, with a club-like atmosphere and a welcoming community.

Riverstone is a unique residence available for those aged 65 or over. The Kensington site contains two swimming pools, a restaurant, a bar, a library, an exercise studio, meeting rooms, a private cinema and landscaped gardens. Off-street parking is also available at an additional cost, as well as a full concierge service.

Please note the photos are generic photos of a three bedroom show flat in the building.

img 1	Hydrotherapy Pool
img 2	Library

The Neighbourhood

Riverstone Kensington is a short walk away from Earl's Court and West Kensington underground stations. In addition, the open spaces of Holland Park are close, as well as the restaurants and shops of Kensington High Street.

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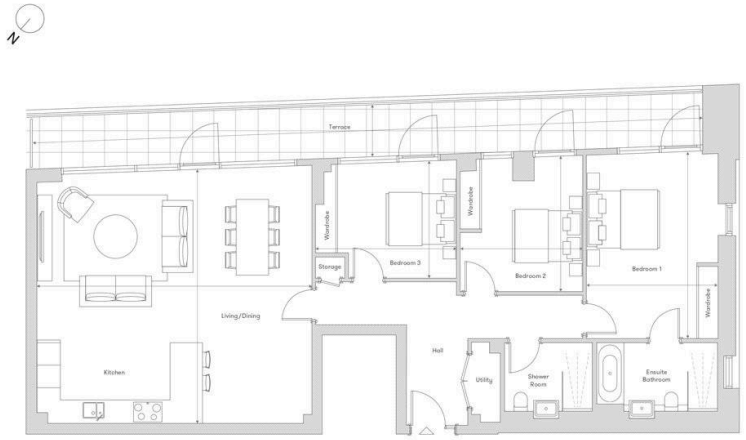
img 1 Terrace

Riverstone
KENSINGTON

Apartment 9

3 bedroom 2 bathroom

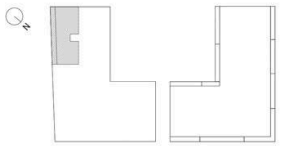
Coe House – 1st Floor



Dimensions

Internal Area (NSA):	128.7m²	1,385ft²
Living/Dining/Kitchen:	7.63m x 7.09m	25' 1" x 23' 3"
Bedroom 1:	3.66m x 5.27m	12' 0" x 17' 3"
Bedroom 2:	3.40m x 3.84m	11' 2" x 12' 7"
Bedroom 3:	3.91m x 3.32m	12' 10" x 10' 11"
Terrace:	18.61m x 1.44m	61' 1" x 4' 9"

Locator



Coe House
1st Floor

Plans are not to scale. Measurements are approximate.

RUSSELL
SIMPSON

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