



## **RUSSELL SIMPSON**

Colourful three-bedroom house with  
creative interiors and roof terrace  
on a sought-after street

HILLGATE PLACE  
KENSINGTON W8

Hillgate Place

£2,750,000

BEDROOMS 3	INTERNAL  1,445 SQ FT  134 SQM	OUTDOOR  211 SQ FT	COUNCIL TAX  RBKC, H
BATHROOMS 2		EPC C	TENURE Freehold

# The Property

Attractive house in a village-like neighbourhood moments away from Notting Hill Gate station

The house is decorated in a creative fashion, with colourful rooms adding to the impression of bohemian charm. It has been well cared for with beautiful interiors presented in very good condition.





## Indoor Spaces

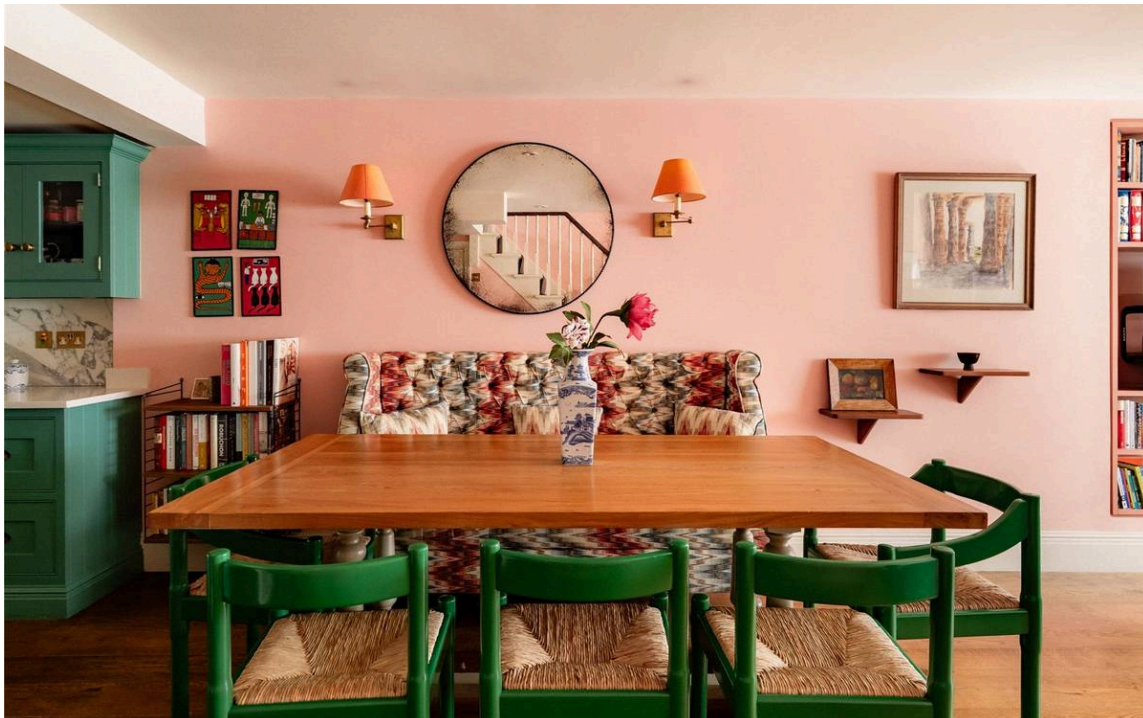
Entering the house on the raised ground floor, the front door opens onto generous drawing room. Beyond is a bedroom with an ensuite bathroom.





## Entertaining Spaces

The lower ground floor consists of a generous living space. This includes an open-plan kitchen with a central island, a dining area and a family television area. A sliding French door opens onto the rear patio, while a front door gives separate street access.





## The Bedrooms

The first floor features a pair of bedrooms, sharing a bathroom with a bath.

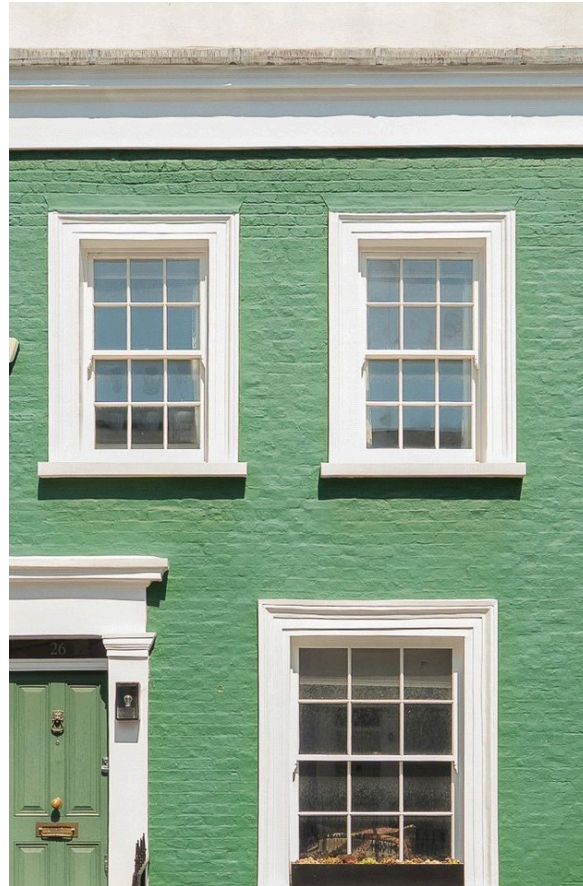


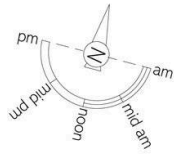


## Outdoor Spaces & The Neighbourhood

The house includes a terrace with rooftop views and enough space for outdoor eating.

Hillgate Place is a picturesque road close to Notting Hill Gate underground station. It connects a grid of quiet, village-like streets lined with attractive terrace houses painted pastel colours. From here, the neighbourhood's many restaurants and shops are close, while the open spaces of Holland Park and Kensington Gardens are also within walking distance.





## Hillgate Place, W8

**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
1,445 sq ft/ 134 sq m

**Including boiler**

12 sq ft/ 1 sq m

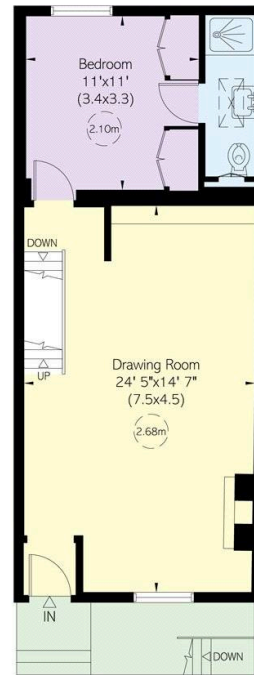
**Outside Area**

211 sq ft/ 20 sq m

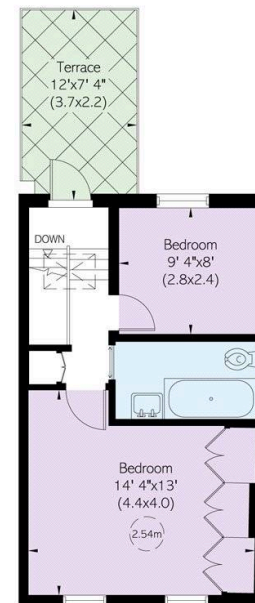
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Lower Ground Floor



Raised Ground Floor



First Floor



**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

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