



RUSSELL SIMPSON

A spectacular first floor apartment
enjoying westerly light

PHILLIMORE GARDENS
KENSINGTON W8

Phillimore Gardens

£1,600,000

BEDROOMS 1	INTERNAL 745 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1	69 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 971 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

Sitting on the first floor and flooded with natural light, this delightful apartment offers a welcoming and spacious reception with an open kitchen and dining, benefitting from amazing ceiling heights.





The Bedrooms

Sitting quietly at the rear of the building is a double bedroom with a jack and jill bathroom and a walk in wardrobe.





The Neighbourhood

Phillimore Gardens is situated in the heart of the highly sought after Phillimore Estate, to the north of Kensington High Street with its excellent transport facilities and many renowned shops and restaurants. The open spaces of Holland Park are also close by.

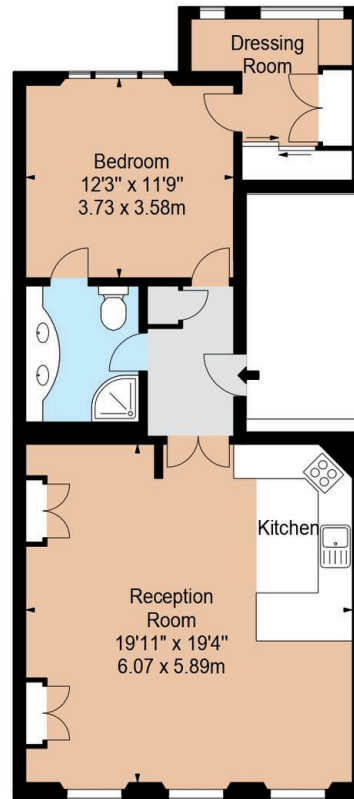
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APPROX. GROSS INTERNAL AREA *

732 Ft² - 68.00 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



FIRST FLOOR



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