

## **RUSSELL SIMPSON**

Sublime five-bedroom house with beautiful interiors, contemporary design and garage to rent near Holland Park

ABINGDON ROAD  
KENSINGTON W8

Abingdon Road

Let

BEDROOMS 5	INTERNAL 3,503 SQ FT	OUTDOOR 1,356 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 3	325 SQM	EPC —	COUNCIL TAX RBKC, H

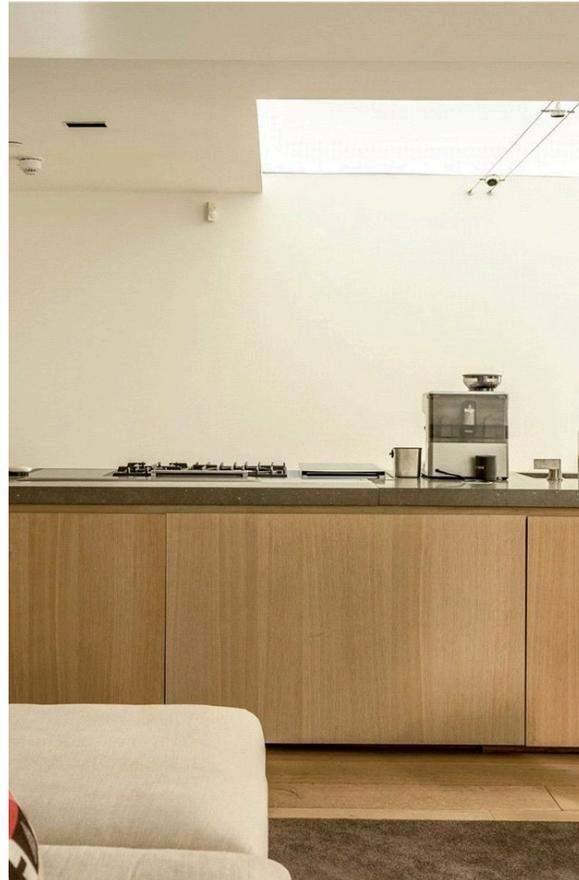
# The Property

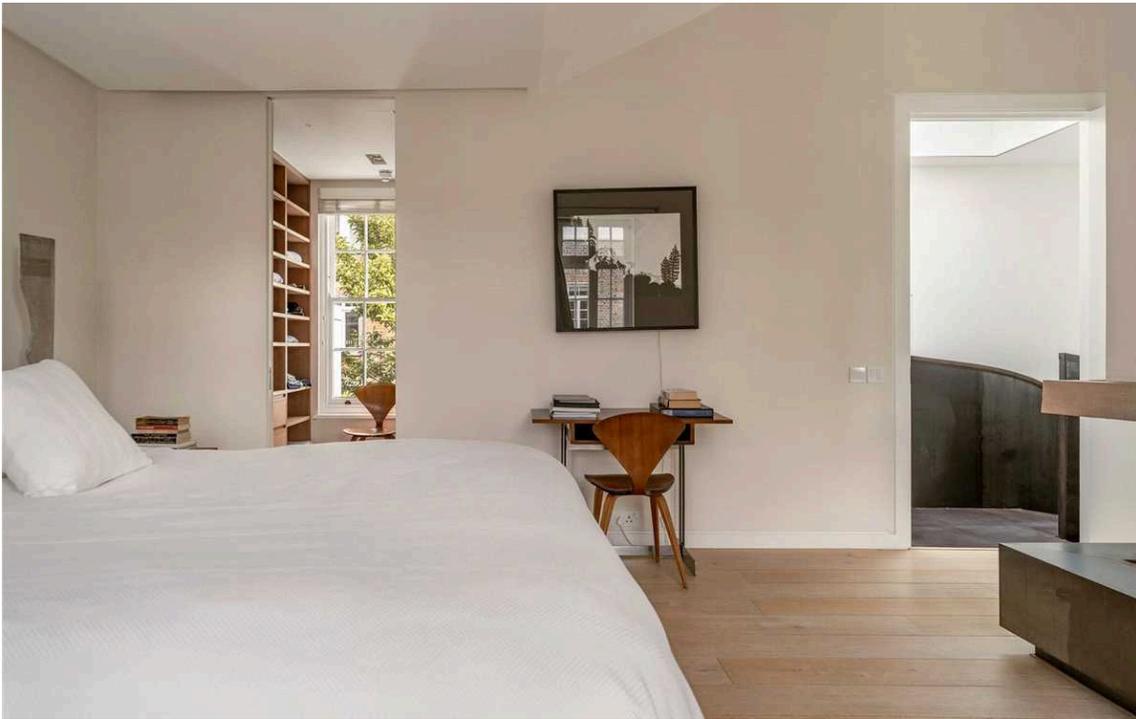
Exceptionally bright and wide family home with front and rear gardens on a sought-after street close in Kensington



## Entertaining Spaces

Entering the house on the ground floor, the front hall flows through to a generous living area. This includes a seating space and an open-plan kitchen with a central island, leading through to a convenient pantry. Large French doors open onto the garden and an overhead skylight fills the room with light. It also offers high ceilings, wooden floors and a spectacular bespoke fireplace, while elsewhere this floor contains a study and a guest WC.





## The Bedrooms

The first floor features a pair of bedrooms, both with wide west-facing bay windows, and one with an ensuite bathroom.

The second floor offers an exceptionally wide principal bedroom suite flowing through to a bathroom. The suite also offers high ceilings, four full-length windows opening onto Juliet balconies, and two dressing rooms. Another bedroom completes this level.

The lower ground floor features an ensuite bedroom, a utility room, and considerable storage space.



## The Design

The house has sophisticated contemporary interiors presented in immaculate condition. It combines modern style and practical comfort, with air conditioning and underfloor heating throughout.





## Outdoor Spaces

The property includes a beautiful stepped garden with wooden decking and enough space for outdoor eating. There is also a paved front garden giving added separation from the street. Finally, the house has a garage giving off-street parking.



## The Neighbourhood

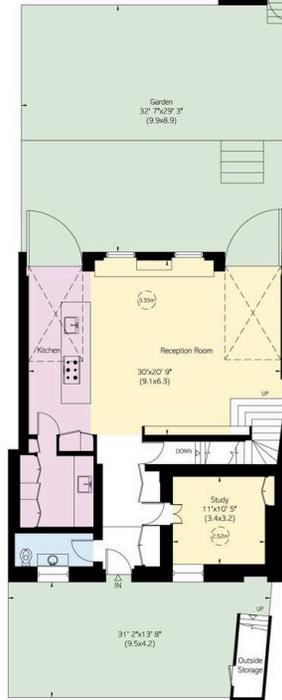
Abingdon Road is a tree-lined street containing many Victorian terrace houses with white stucco dressings. From here, the restaurants, shops and underground station of Kensington High Street are all close, while the southern entrance to Holland Park is a short walk away.

Abingdon Road, W8

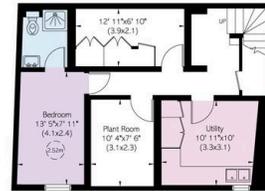
RUSSELL SIMPSON

**Approximate Internal Area**  
 3,503 sq ft / 325 sq m  
**Including garage and outside storage**  
 3,203 sq ft / 298 sq m  
**Outside Area**  
 1,437 sq ft / 133 sq m

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



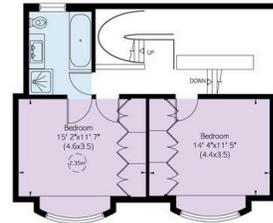
Ground Floor



Lower Ground Floor



Second Floor



First Floor

**RUSSELL  
SIMPSON**

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