



RUSSELL SIMPSON

Recently renovated four-bedroom
family home with spacious living
areas and south-facing garden

ABINGDON VILLAS
KENSINGTON W8

Abingdon Villas

£3,000 P/W

BEDROOMS 4	INTERNAL 2,071 SQ FT 192 SQM	OUTDOOR 531 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 3		EPC C	COUNCIL TAX RBKC, H

The Property

Bright and beautiful white stucco terrace house on a sought-after street close to Holland Park

Stepping into the house on the raised ground floor, the entrance hall opens onto a front reception room with a seating area and a stone fireplace surround. A double doorway leads through to a second reception room that can be used as a study. Both these rooms share wooden floors and high ceilings, while a bathroom on the landing completes this level.





Open-Plan Kitchen

The lower ground floor is entirely occupied by a generous living area. This includes an open-plan kitchen with central island and marble worktops, a family television area, and a dining area. On one side, full-length windows, glazed French doors and a large overhead skylight flood this space with light. On the other side, separate street access gives added convenience.



The Design

The house has been recently renovated. Its interiors combine traditional elegance with contemporary convenience, maximising the sense of light and space throughout.





The Bedrooms

The first floor is almost entirely occupied by the principal bedroom suite. This includes a dressing room and a well-proportioned bathroom with both shower and bath. There is an additional bedroom on the landing.

The second floor features two more bedrooms, sharing a bathroom on the landing.





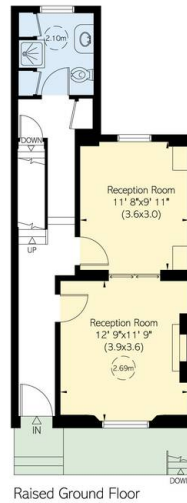
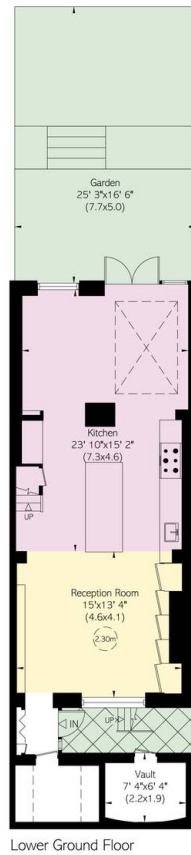
Outdoor Spaces

The property includes a south-facing rear garden with planted borders and two paved areas for outdoor eating.



The Neighbourhood

Abingdon Villas is an attractive street lined with terrace houses set back from the pavement, as well as double-fronted villas and mansion flats. From here, the restaurants, shops and underground station of Kensington High Street are close. In addition, the southern entrance to Holland Park is a short walk away.



Abingdon Villas, W8xx

Approximate Internal Area
4,071 sq ft / 378 sq m

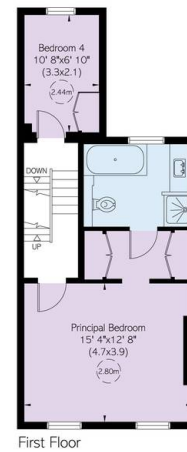
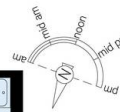
Including limited use area and vault
58 sq ft / 5 sq m

Outside Area
531 sq ft / 49 sq m

RUSSELL SIMPSON

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.

Reduced head height below 1.5m



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021