



RUSSELL SIMPSON

Spectacular three-bedroom duplex
flat to rent with views over Hyde
Park and off-street parking

BROADWALK HOUSE
KENSINGTON SW7

Broadwalk House

£5,000 _{P/W}

BEDROOMS 3	INTERNAL 3,603 _{SQ FT} 334 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished / Unfurnished
BATHROOMS 4		EPC B	COUNCIL TAX RBKC, H



The Property

Exceptional flat with lateral layout and large balconies on one of London's most sought-after streets



Indoor Spaces

Entering the flat on the ninth floor, the front hall opens directly onto a spacious reception room. As well as enough space for separate dining and seating areas, the room is lined with floor-to-ceiling windows and French doors leading out onto the wide balcony, offering spectacular views over Hyde Park.

This floor also contains an informal sitting room with its own south-facing balcony, as well as a fitted kitchen and a guest WC.

img 1

Spacious Reception

img 2

Modern Kitchen





The Bedrooms

The tenth floor features three bedrooms. The principal bedroom has an ensuite bathroom with a bath, as well as its own dressing room and an adjacent study. The second bedroom has another ensuite, while the third has a bathroom opposite. This floor also contains a utility room and additional bathroom.

img 1

Principal Bedroom

img 2

Bathroom





The Design

The interiors are decorated in a contemporary style to maximise the sense of light and space throughout. It is presented in good condition.



The Neighbourhood

The flat includes a porter, off-street parking and a lift.

Hyde Park Gate is one of the most prestigious addresses in London. The name is shared by two parallel roads leading south from the park. One of these was home to several historical figures, including Winston Churchill and Virginia Woolf. Today the streets are lined with several embassies, as well as private homes and mansion flats. Broadwalk House is exceptionally well-positioned, midway between the world-class cultural institutions of South Kensington, and the restaurants and shops of Kensington High Street. Hyde Park and Kensington Gardens are both a short distance away, while Gloucester Road underground station is also close.

Broadwalk House, SW7

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Approximate area
334.7 sq m / 3603 sq ft

Including limited use area
(9.1 sq m / 98 sq ft)

Approximate external area
28.5 sq m / 307 sq ft

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.



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