



## **RUSSELL SIMPSON**

Brand new Kensington flat with  
access to pool, gym and cinema

COE HOUSE  
KENSINGTON W14

Coe House

£925 P/W

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>677 <small>SQ FT</small></div> <div>62 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>FURNISHED STATUS</div> <div>Multiple Options</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>RBKC, F</div>

## The Property

This property is part of Coe House, which has lift access to every floor. It is designed in a contemporary fashion, but with a classical sense of style, and can be furnished at an additional cost.

One-bedroom flat with south-east facing terrace in a unique residence with exceptional facilities for those in the later stages of life









## Indoor Spaces

The flat is centred on a large reception room with an open-plan kitchen, as well as separate seating and dining areas. In addition, a French door opens out onto the south-east-facing terrace, while floor to ceiling windows ensure light for much of the day.

Next door is a bedroom with built-in storage and an ensuite bathroom with a walk-in shower. In addition, there is a guest loo, a utility cupboard, and further storage space.

Please note that photos are generic photos of a 1 bedroom show flat in the building.





## The Development

Riverstone is a unique residence available to rent for those aged 55 or over. The Kensington site contains two swimming pools, a restaurant, a bar, a library, an exercise studio, meeting rooms, a private cinema and landscaped gardens. Off-street parking is also available at an additional cost, as well as a full concierge service.

Riverstone provides the independence your own flat and the support of assisted living, with a club-like atmosphere and a welcoming community.

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img 1

Restaurant

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img 2

Alfresco Dining

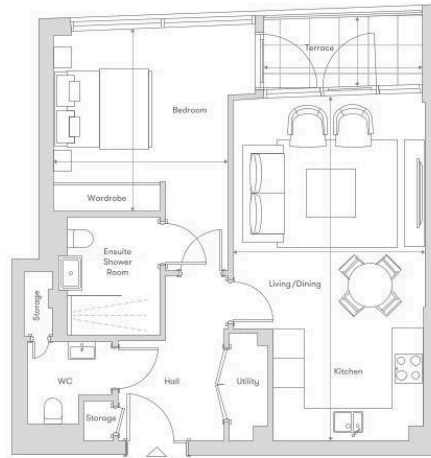




## The Neighbourhood

Riverstone Kensington is a short walk away from Earl's Court and West Kensington underground stations. In addition, the open spaces of Holland Park are close, as well as the restaurants and shops of Kensington High Street.

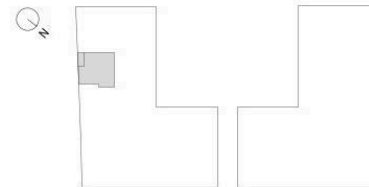




Dimensions

Locator

<b>Internal Area (NSA):</b>	62.9m <sup>2</sup>	677ft <sup>2</sup>
<b>Living/Dining/Kitchen:</b>	3.96m x 7.16m	13' 0" x 23' 6"
<b>Bedroom:</b>	3.60m x 3.86m	11' 10" x 12' 8"
<b>Terrace:</b>	1.45m x 3.27m	4' 9" x 10' 9"



Coe House  
2nd Floor

Plans are not to scale. Measurements are approximate.



**RUSSELL  
SIMPSON**

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## Contact Us

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