



RUSSELL SIMPSON

Elegant ground floor three-bedroom
apartment with private terrace

KENSINGTON HEIGHTS
KENSINGTON W8

Kensington Heights

£1,450 _{P/W}

BEDROOMS 3	INTERNAL 1,078 _{SQ FT} 100 _{SQM}	OUTDOOR 646 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC, G

The Property

A bright, well-proportioned ground floor apartment offering generous living spaces and direct garden access in prestigious Kensington

Stepping into this apartment, one is immediately struck by the abundance of natural light through the large windows. The reception room forms the heart of the home, featuring herringbone wooden flooring and sliding doors that open directly onto the private terrace.

The kitchen is fitted with sleek white cabinetry, integrated appliances and stone worktops. Its practical layout is complemented by a window overlooking the garden.





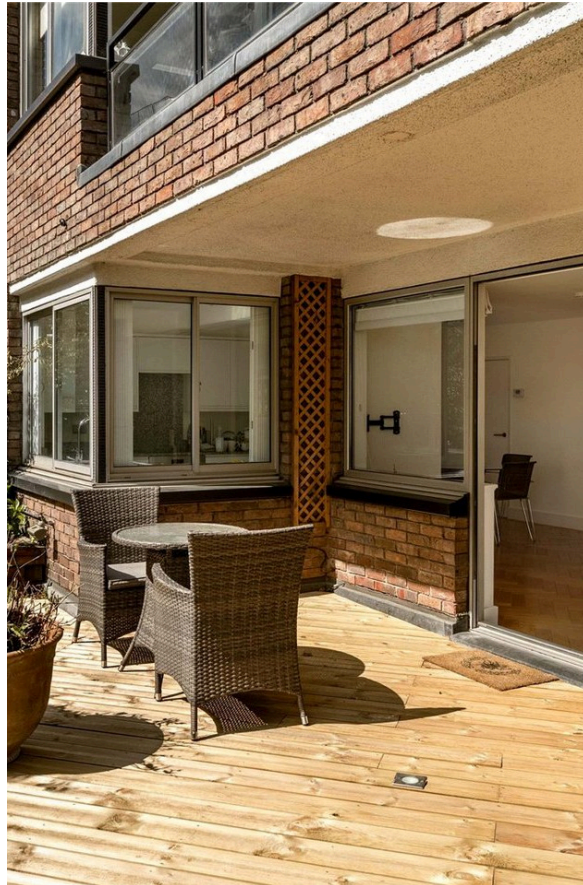
The Bedrooms

The principal bedroom offers ample proportions with built-in storage. Two further bedrooms maintain the apartment's neutral décor. The property includes two bathrooms with modern fixtures and walk-in showers, plus a convenient guest WC.



Outdoor Spaces

The private wooden-decked terrace is bordered by mature planting, creating a tranquil outdoor retreat. This outside space is perfect for dining and relaxation, a rare amenity for a central London apartment.

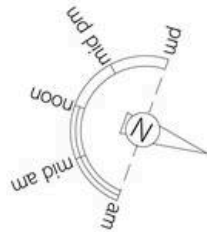




The Neighbourhood

Campden Hill Road occupies a prime position in Kensington, moments from Holland Park and the shopping and dining options of Kensington High Street. The property benefits from excellent transport links with Notting Hill Gate and High Street Kensington underground stations both within walking distance.

The area is known for its garden squares, period architecture and proximity to some of London's finest schools and cultural institutions. Residents of Kensington Heights enjoy the additional benefits of a porter service and secure underground parking.



Kensington Heights, Campden Hill Road, W8

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Approximate Internal Area

1,078 sq ft/ 100 sq m

Outside Area

647 sq ft/ 60 sq m

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.



Ground Floor

**RUSSELL
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