



## **RUSSELL SIMPSON**

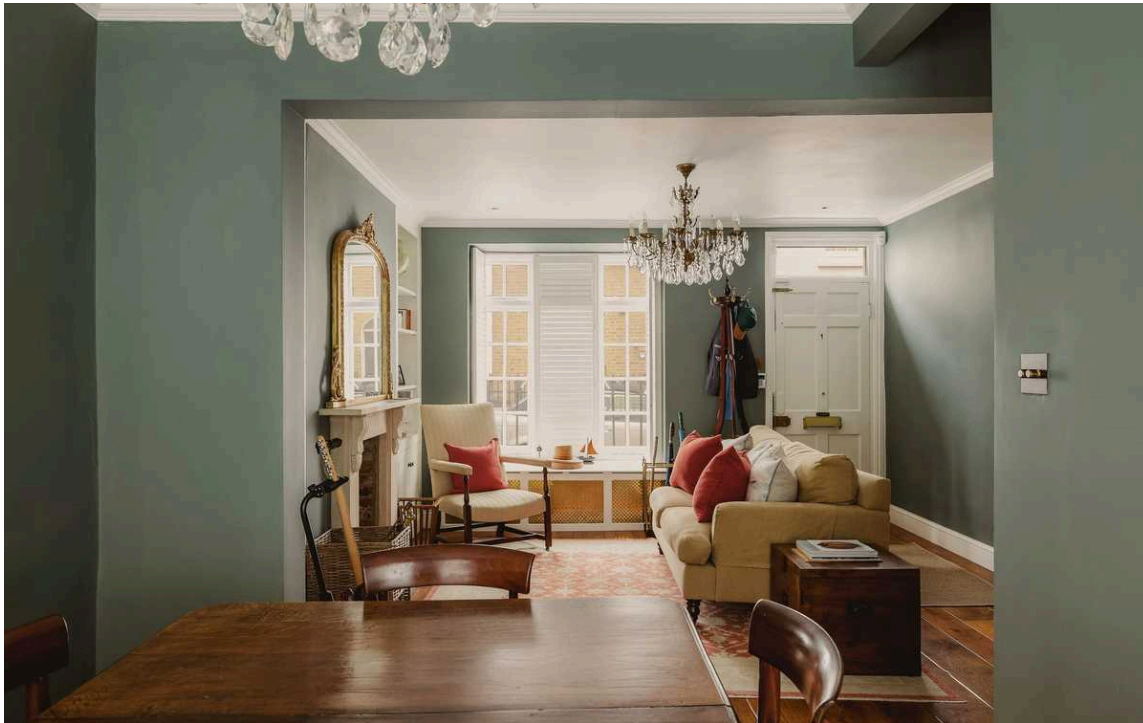
Charming four-floor family home in  
the heart of Kensington

PEEL STREET  
KENSINGTON W8

Peel Street

£1,750 <sub>P/W</sub>

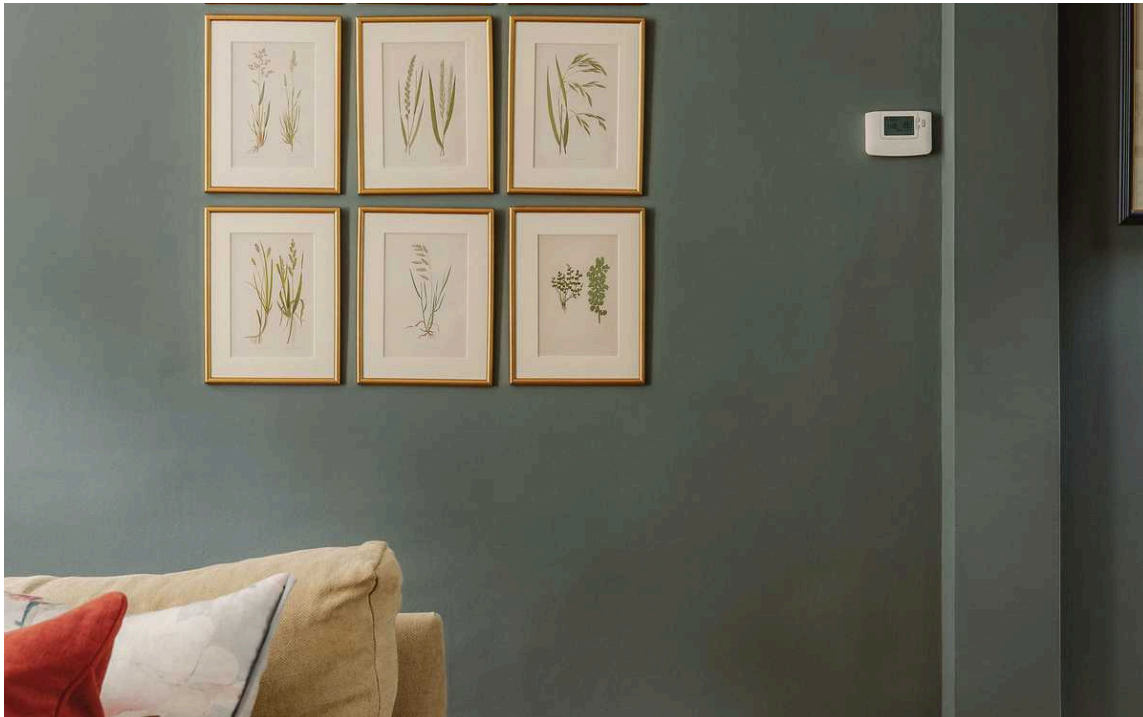
<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,549 <sub>SQ FT</sub></div> <div>143 <sub>SQM</sub></div>	<div>OUTDOOR</div> <div>150 <sub>SQ FT</sub></div>	<div>FURNISHED STATUS</div> <div>Unfurnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>RBKC, H</div>



## The Property

A beautifully presented freehold house arranged over four floors in quiet Kensington.

Stepping into this delightful family home, the ground floor features a generous double reception room with elegant period details including a decorative fireplace and built-in shelving. The room benefits from bay windows with shutters that fill the space with natural light, whilst wooden floors and high ceilings with detailed crown moulding enhance the refined character throughout. The dining area flows seamlessly from the reception room, creating superb entertaining space with French doors providing access to the garden. This floor also includes a well-proportioned study.





## Indoor Spaces

The lower ground floor accommodates a spacious open-plan kitchen and dining area. The kitchen features fitted grey units with brass handles, white countertops, and a farmhouse-style sink positioned beneath a window. A separate utility room provides additional storage and practical space.







## The Bedrooms

On the first floor, two bright bedrooms offer comfortable accommodation, both benefiting from large windows and fitted wardrobes. The family bathroom features modern fixtures with brass accents and distinctive green and white checkered flooring. The second floor houses the principal bedroom, a well-proportioned double room with ample natural light. An additional bathroom on this floor features contemporary fittings and a walk-in shower area.





## The Neighbourhood

The property includes a charming patio garden accessible from the lower ground floor, providing a private outdoor retreat. Peel Street is a quiet residential address that runs between Kensington Church Street and Campden Hill Road. The location offers exceptional convenience, being moments away from the excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are within easy walking distance, whilst the area's tree-lined streets and period architecture create a village-like atmosphere in the heart of central London.

Peel Street,  
W8

**Approximate Area**  
1,549 sq ft / 143.9 sq m  
(Excluding Reduced Headroom)

**Reduced Headroom**  
35 sq ft / 3.3 sq m

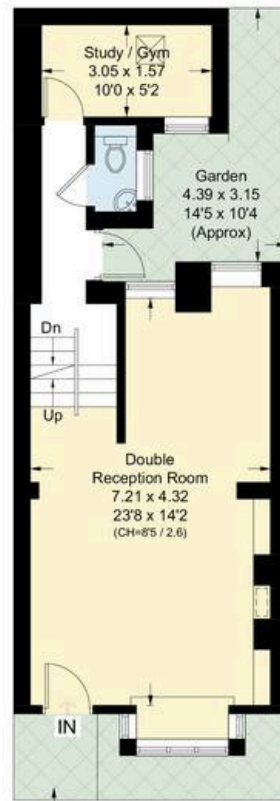
**Total**  
1,584 sq ft / 147.2 sq m  
Including Limited Use Area  
(64 sq ft / 6.0 sq m)

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SIMPSON**

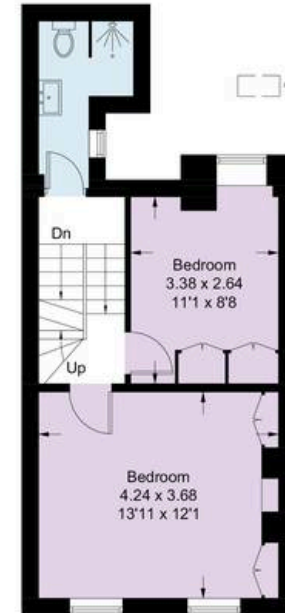
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



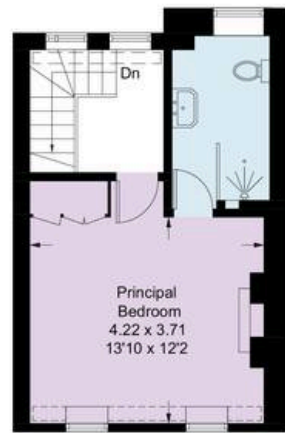
LOWER GROUND FLOOR



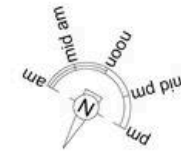
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



□ = Reduced head height below 1.5m

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SIMPSON**

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## Contact Us

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