# RUSSELL SIMPSON

Recently refurbished six-bedroom family home in excellent condition to rent near Kensington High Street

STAFFORD TERRACE
KENSINGTON W8

# Stafford Terrace

£6,000 P/W

| BEDROOMS | INTERNAL | OUTDOOR | FURNISHED STATUS |
|---|---|---|---|
| 6 | 4,727 SQ FT | 1,362 SQ FT | Unfurnished |
| BATHROOMS | | EPC | COUNCIL TAX |
| 5 | 439 SQM | D | RBKC, H |

# The Property

Impressive end-of-terrace house with opulent interiors on a sought-after street close to Holland Park

The house has been recently refurbished and is presented in excellent condition. Its elegant but restrained interiors emphasise the grand proportions and natural light.

# Indoor Spaces

Entering the house on the raised ground floor, the front hall leads into a generous reception room. As well as high ceilings and a south-facing bay window, this room has beautifully decorated moulded ceilings. Furthermore, double doors flow through to a spacious second reception room.

# Entertaining Spaces

The lower ground floor consists of a kitchen with fitted units and a central island. The kitchen opens onto a formal dining room, with a French door leading into the garden. This floor also features a utility room, a guest WC, and considerable storage space.

# The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. It includes a bedroom with a broad bay window, a bathroom with a bath and two walk-in wardrobes.

The second floor features two more bedrooms, both ensuite. Finally, the third floor has three bedrooms and a bathroom.
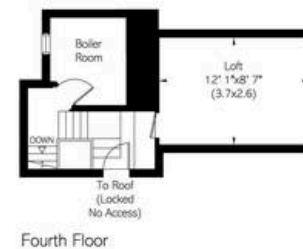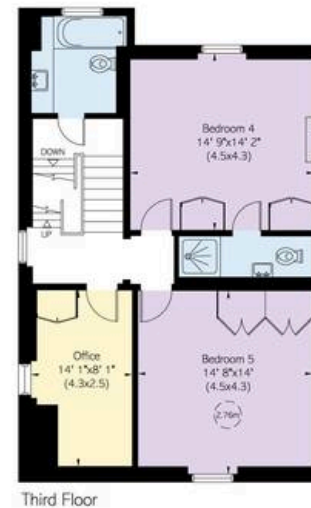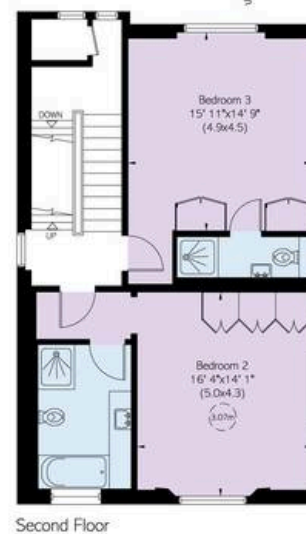
# Outdoor Spaces
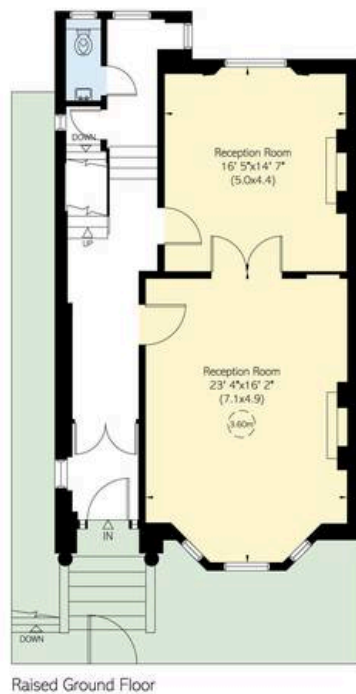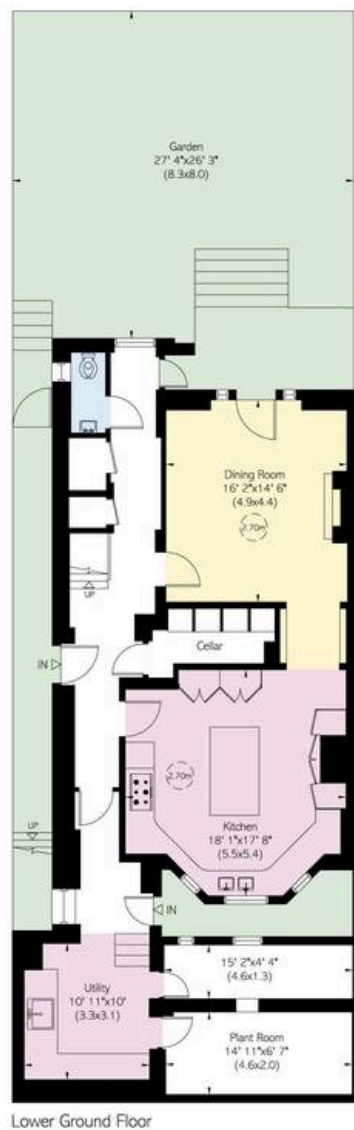
The house includes a paved rear garden with enough space for outdoor entertaining.

# The Neighbourhood

Stafford Terrace is an impressive street lined with half-stucco houses built in the late Victorian Era. From here, the many restaurants and shops of Kensington High Street are close, as well as the underground station. In addition, the southern entrance to Holland Park is a short walk away.

## Stafford Terrace, W8

**RUSSELL SIMPSON**

**Approximate Internal Area**
4,727 sq ft/ 439 sq m

**Including loft**
104 sq ft/ 10 sq m

**Outside Area**
1,363 sq ft/ 127 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.

### Lower Ground Floor

Garden
27' 4"x26' 3"
(8.3x8.0)

Dining Room
16' 2"x14' 6"
(4.9x4.4)

Cellar

Kitchen
18' 1"x17' 8"
(5.5x5.4)

Utility
10' 11"x10'
(3.3x3.1)

15' 2"x4' 4"
(4.6x1.3)

Plant Room
14' 11"x6' 7"
(4.6x2.0)

### Raised Ground Floor

Reception Room
16' 5"x14' 7"
(5.0x4.4)

Reception Room
23' 4"x16' 2"
(7.1x4.9)

### First Floor

Principal Bedroom
21' 10"x18' 7"
(6.7x5.7)

### Second Floor

Bedroom 3
15' 11"x14' 9"
(4.9x4.5)

Bedroom 2
16' 4"x14' 1"
(5.0x4.3)

### Third Floor

Bedroom 4
14' 9"x14' 2"
(4.5x4.3)

Office
14' 1"x8' 1"
(4.3x2.5)

Bedroom 5
14' 8"x14'
(4.5x4.3)

### Fourth Floor

Boiler Room

Loft
12' 1"x8' 7"
(3.7x2.6)

To Roof
(Locked
No Access)

# RUSSELL SIMPSON

## Contact Us

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