

## **RUSSELL SIMPSON**

A modern flat in a sought after and exclusive development located between Kensington High Street and Notting Hill Gate

WYCOMBE SQUARE  
KENSINGTON W8

Wycombe Square

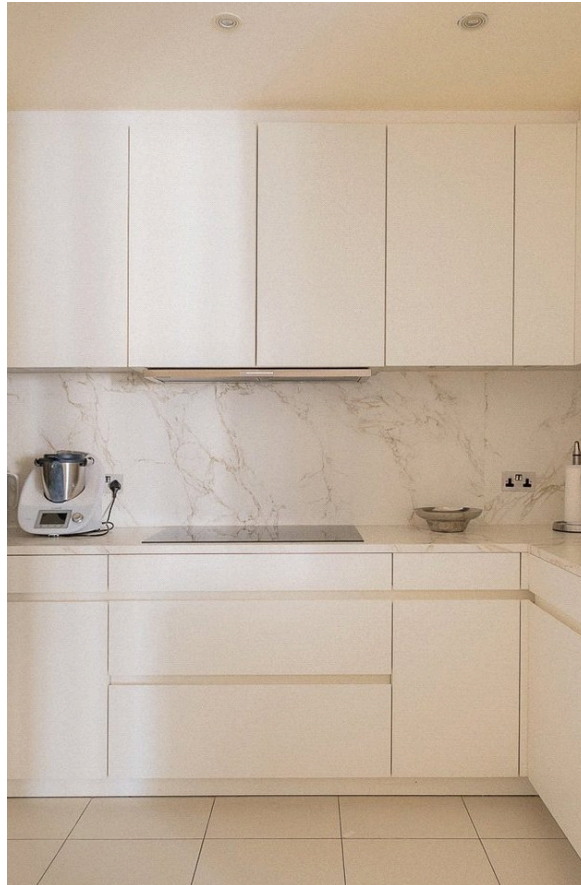
£2,300 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  1,345 <sub>SQ FT</sub>  124 <sub>SQM</sub>	OUTDOOR  128 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished / Unfurnished
BATHROOMS 2		EPC  C	COUNCIL TAX  RBKC, H

# The Property

Elegantly presented second-floor apartment with air conditioning, a lift and porter.

Stepping into the flat, the generous dining and reception room fills the space with light through large windows and opens onto a private balcony via French doors. High ceilings create a wonderful sense of scale, while considered built-in shelving adds to the sense of elegance. The sophisticated kitchen features sleek handleless units with marble-effect surfaces and integrated appliances, complemented by recessed lighting throughout.



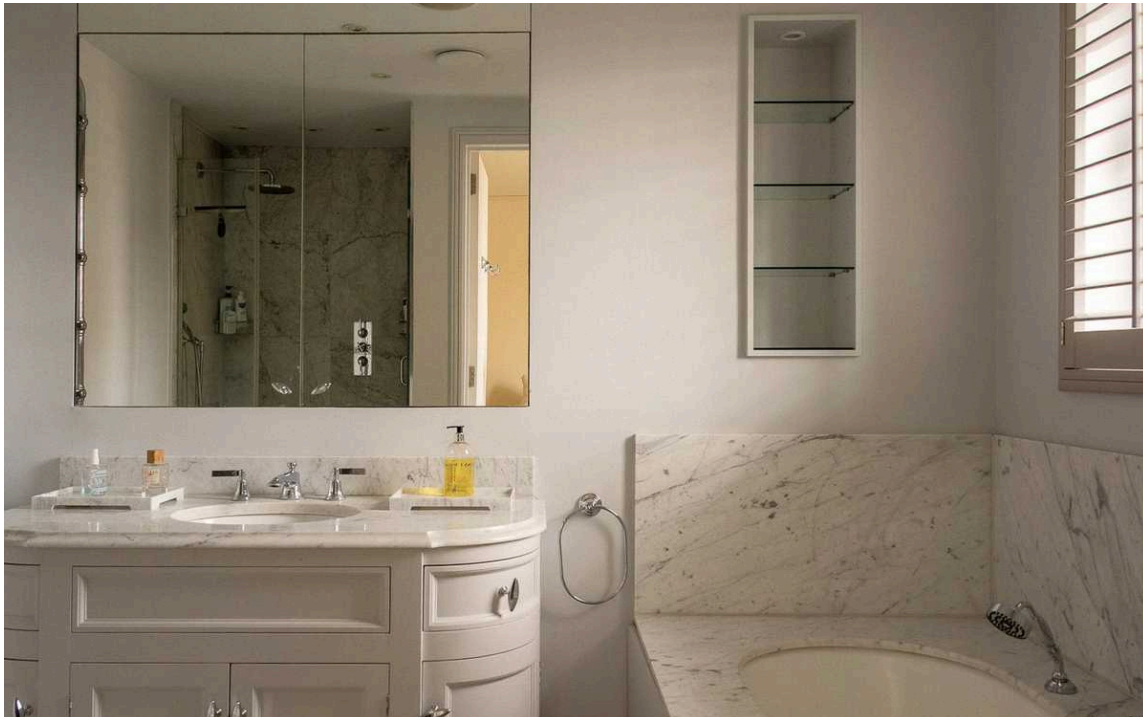




## The Bedrooms

The well-proportioned principal bedroom offers built-in storage and an en-suite bathroom, while the second bedroom provides additional accommodation. A separate bathroom showcases marble surfaces and chrome fixtures, with both bath and shower facilities.

Furthermore, the property includes a practical utility room. Wooden floors throughout and air conditioning add to the contemporary comfort, while the apartment is presented in superb condition.





## Outdoor Spaces

The property includes a delightful balcony accessed from the reception room, offering charming views across the neighbourhood including the distinctive historic church nearby.





## The Neighbourhood

Wycombe Square is a quiet residential address moments away from the excellent amenities of Kensington High Street. The building benefits from both porter service and lift access, adding to the sense of refinement. Holland Park is a short walk away, while the cultural attractions of South Kensington are nearby. Kensington High Street Underground station provides superb transport connections across London.

## Wycombe Square, W8

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### Approximate Internal Area

1,345 sq ft/ 125 sq m

### Outside Area

129 sq ft/ 12 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.



**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)

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