



ELEGANT TWO BEDROOM APARTMENT IN PRIME W14

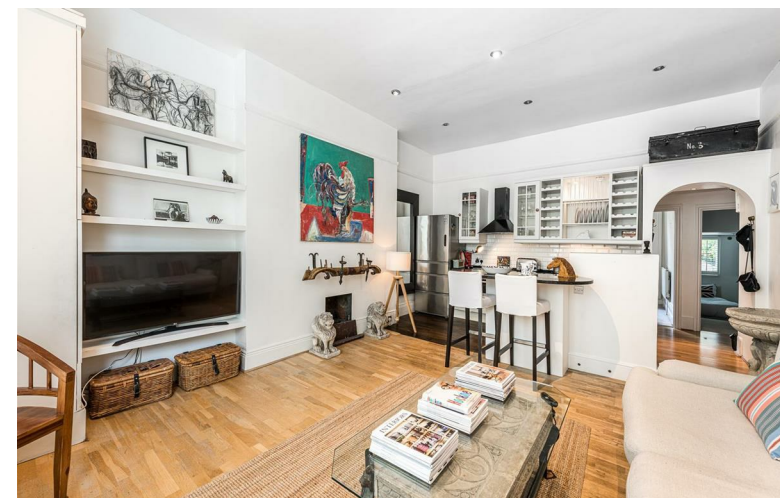
This beautifully presented two bedroom apartment occupies the raised ground floor of an attractive Victorian conversion on a peaceful tree-lined street in the Royal Borough of Kensington & Chelsea.

Filled with natural light from its impressive south-westerly bay windows, the spacious open-plan reception and kitchen offers an ideal setting for both entertaining and everyday living. High ceilings enhance the sense of space, while contemporary finishes and wooden flooring create a warm, modern feel throughout.

The principal bedroom benefits from excellent built-in storage and a charming outlook, while the second bedroom provides flexibility as a guest room, study or nursery. A stylish fully tiled shower room completes the accommodation.

Russell Road is exceptionally well positioned moments from Olympia, benefitting from the area's transformative regeneration project, alongside the green open spaces of Holland Park, Kensington High Street and Westfield London. Excellent transport links are nearby, including Kensington Olympia Station with District Line and London Overground services.



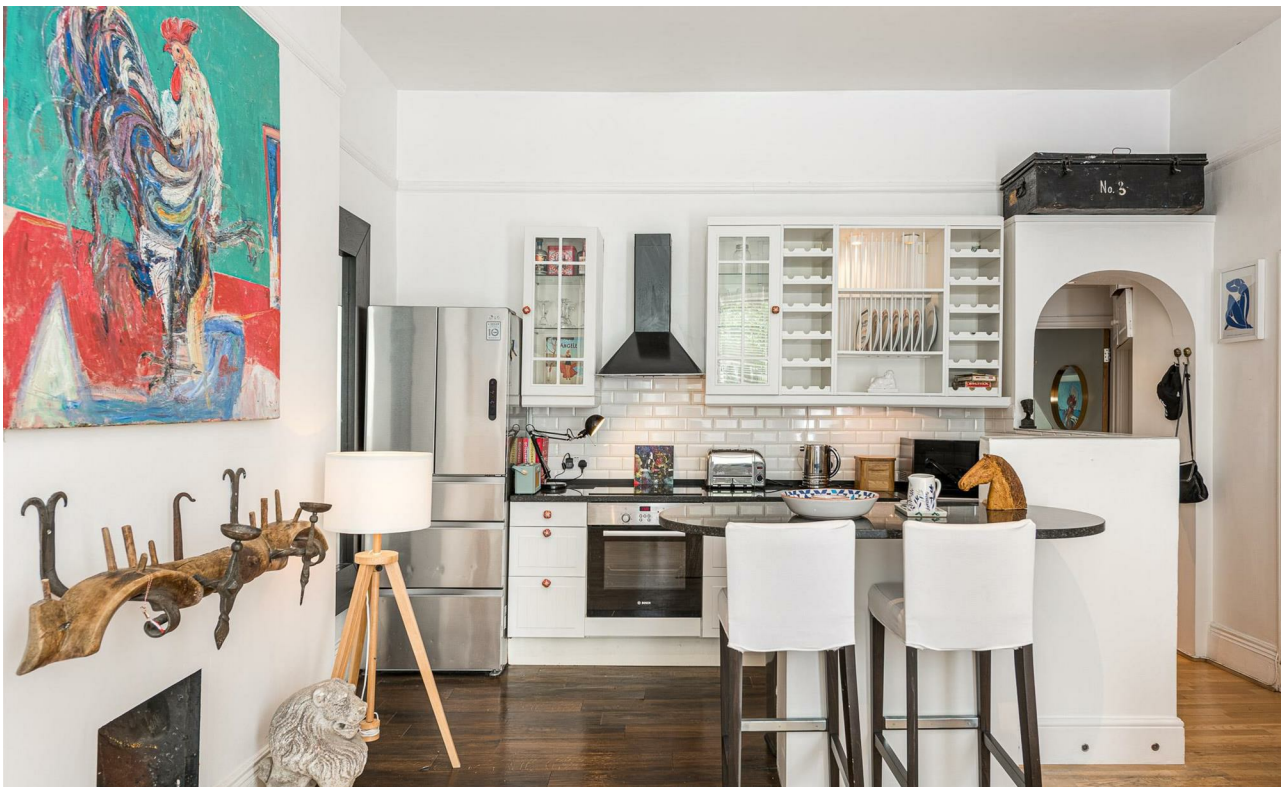


ACCOMMODATION

Open Plan Reception / Kitchen
Principal Bedroom with Built-in Storage
Second Bedroom / Study
Contemporary Shower Room

LOCATION

Russell Road is ideally positioned in the heart of Kensington, moments from the exciting Olympia regeneration project and within easy reach of Holland Park, Kensington High Street and Westfield London. The area offers an excellent selection of cafés, restaurants, independent boutiques and everyday amenities, while Kensington Olympia Station provides convenient District Line and London Overground connections across London.



AN EXCEPTIONAL HOME MOMENTS FROM HOLLAND PARK

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: FTTC

Mobile Signal Coverage: Please check

Ofcom Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking

Permit Required

Terms

Price: £650,000

Tenure: Share of Freehold

Lease: Long lease (current 82 years with option to extend to 999 years)

Service Charge: £3,000 per annum

Ground Rent: N/A

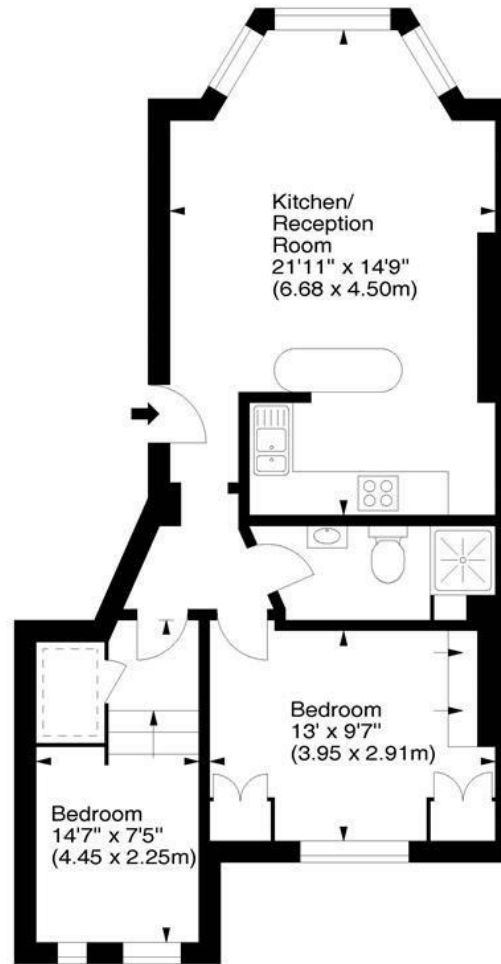
Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax Band: D

Russell Road, W14



Approx. Gross Internal Area
614 Sq Ft - 57.04 Sq M



Raised Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Elegant Victorian Conversion
- Raised Ground Floor Position
- Bright South-West Facing Reception
- Open Plan Reception / Kitchen
- High Ceilings & Bay Windows
- Principal Bedroom with Built-in Storage
- Contemporary Shower Room
- Wooden Flooring to Reception & Kitchen
- Approx. 614 Sq Ft / 57.04 Sq M
- Moments from Holland Park & Olympia

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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