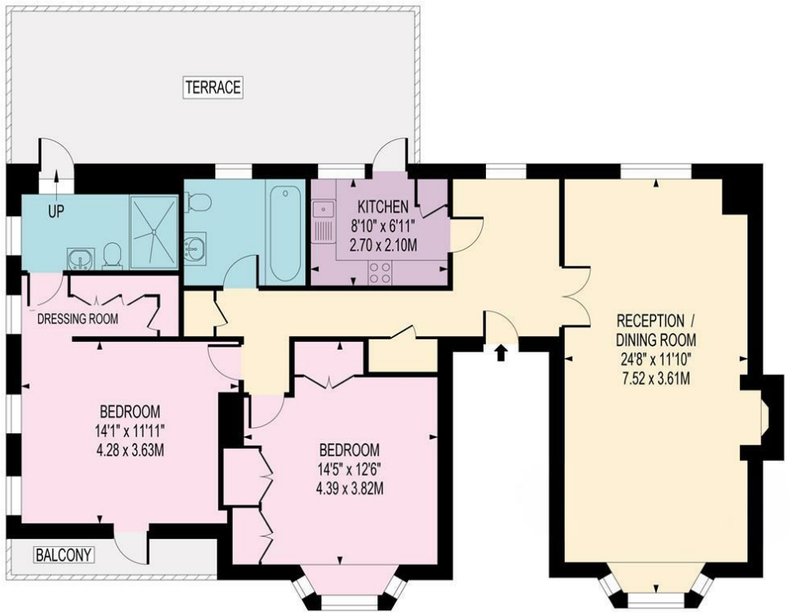
DOURO PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1006 SQ FT- 93.50 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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THE LOCATION

Douro Place is a quiet and secluded nineteenth-century cul-de-sac immediately off Victoria Road, one of Kensington's most prestigious residential streets. The surrounding area has an attractive and architecturally varied mix of handsome nineteenth-century houses and later inter-war and post-war buildings, while Victoria Road itself has long been regarded as one of London's most exclusive residential addresses and is also home to a number of diplomatic residences.

The property is within easy walking distance of Kensington High Street and Gloucester Road, both offering an excellent range of shops, restaurants and cafés, while Kensington Gardens/Hyde Park is also a short walk away. High Street Kensington Underground station provides District and Circle line services, with convenient road connections westwards and to Heathrow Airport via the M4



2

1

2



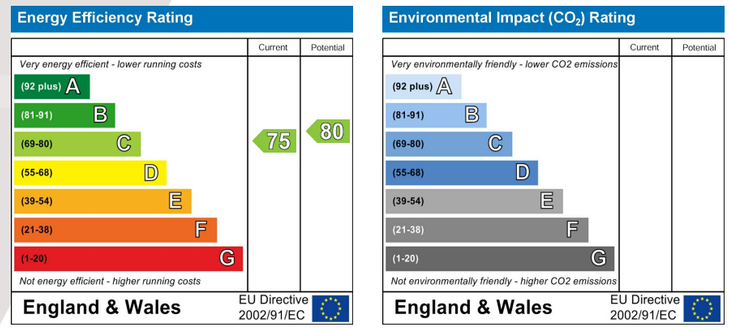
THE PROPERTY

A newly refurbished two-bedroom, two-bathroom apartment arranged over the first floor of this distinctive building on Douro Place. The property has been comprehensively refurbished to a high standard, retaining elements of its original character while incorporating extensive improvements to its services, comfort and energy efficiency.

The accommodation includes a particularly spacious reception and dining room with an attractive bay window, restored original timber parquet flooring and a Chesney's fireplace providing a focal point to the drawing room. A separate newly fitted kitchen has clean contemporary lines and good-quality integrated appliances, with direct access to the terrace.

The principal bedroom benefits from a private dressing room and newly fitted en-suite bathroom, while the second well-proportioned bedroom is served by a further newly fitted bathroom. Both bathrooms have been finished to a high standard with contemporary fittings and underfloor heating. The original timber parquet flooring has been carefully restored throughout the principal rooms, retaining an attractive feature of the original interior. The apartment also benefits from a balcony and terrace.

The refurbishment has further included new double-glazed windows retaining the original Crittall-style design, new central heating and electrical installations, and extensive insulation to the external walls, providing a comfortable and well-appointed home in this quiet Kensington location.



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.