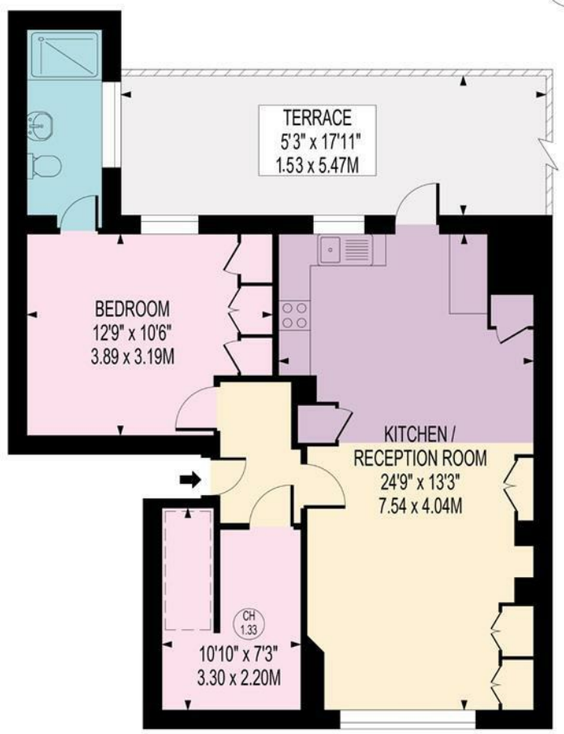
DOURO PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 502 SQ FT- 46.70 SQ M
STORAGE UNDER STAIR AREA : 71 SQ FT- 6.60 SQ M
TOTAL AREA : 573 SQ FT- 53.30 SQ M

= RESTRICTED HEAD HEIGHT

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LOWER GROUND 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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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



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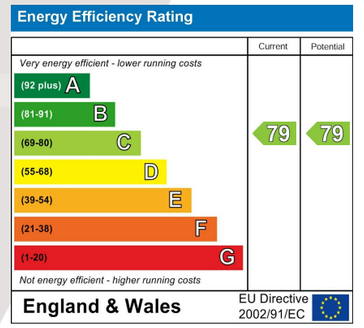
THE PROPERTY

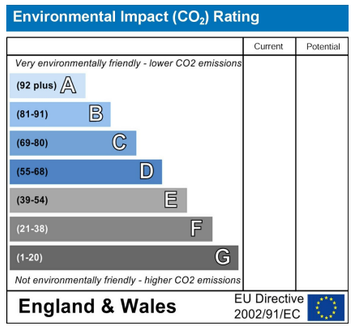
A newly refurbished one-bedroom apartment arranged over the lower ground floor of this distinctive building on Douro Place. The property has been comprehensively refurbished to a high standard, combining clean contemporary finishes with elements of the building's original character.

The accommodation is centred around a spacious open-plan kitchen and reception room, with the newly fitted kitchen arranged neatly to one end and a Chesney's fireplace providing a focal point to the reception area. Parquet-style flooring runs throughout the principal living accommodation, complemented by new double-glazed windows retaining the original Crittall-style design.

The well-proportioned bedroom benefits from a newly fitted en-suite shower room, finished with marble-effect tiling, a large walk-in shower and contemporary fittings. A substantial separate storage room provides particularly useful additional space.

The refurbishment has also included new central heating and electrical installations, extensive insulation and good-quality integrated kitchen appliances, 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.