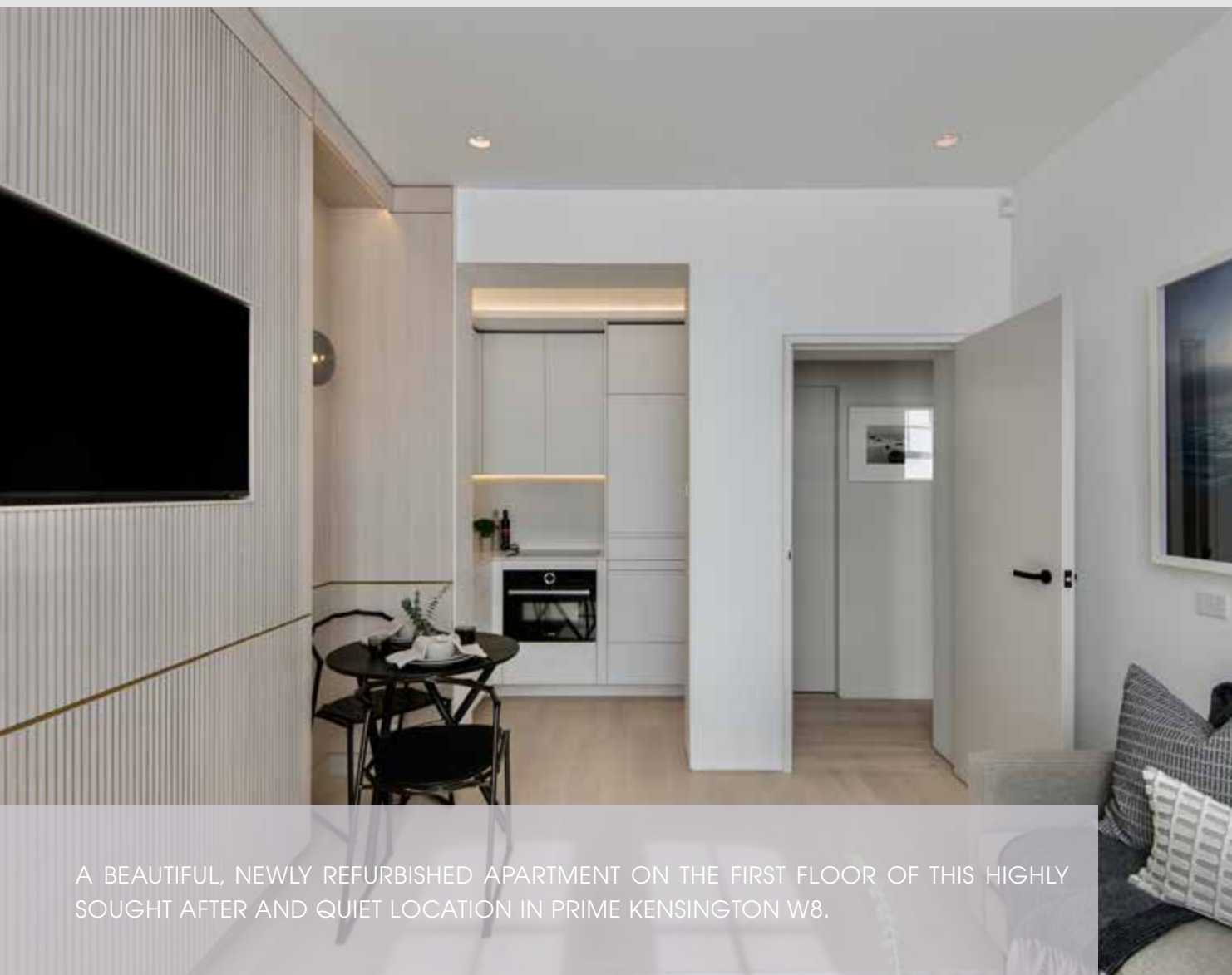




WARWICK CHAMBERS | KENSINGTON W8



A BEAUTIFUL, NEWLY REFURBISHED APARTMENT ON THE FIRST FLOOR OF THIS HIGHLY SOUGHT AFTER AND QUIET LOCATION IN PRIME KENSINGTON W8.

The apartment has been crafted to the very highest of standards and it has been beautifully designed to provide a faultless blend of the modern classical with 21st Century technology.

This wonderful flat has a bright south facing aspect meaning that the drawing room and master bedroom are bathed in light for the greater part of the day, whilst to the rear there are glimpses of the nicely landscaped communal courtyard which is paved with large tree ferns.

Throughout each room there is exquisitely finished, custom-built joinery and the accommodation comprises a tailor made Avonite kitchen with integrated appliances and with an open plan to the reception, two double bedrooms and a well-designed bathroom.






This is the perfect turnkey apartment and features an unusually fine finish along with a premium level specification which includes: Lutron smart lighting | Floor to ceiling blackout curtains with sheers and Roman blinds | Nest Control | Ring alarm | Integrated Bosch appliances | Bespoke Avonite, kitchen | Bespoke Joinery | Fitted wardrobes with top storage and light sensors | Smart Samsung TV's

Located to the south of High Street Kensington and moments from the Royal Park of Holland Park, Warwick Chambers is a well-maintained mansion block perfectly located for all the local amenities, extensive shops and restaurants and transport links in and out of London as well as qualifying for a coveted RBKC parking permit! The open spaces of Kensington Palace Gardens and Hyde Park are a short walk away.

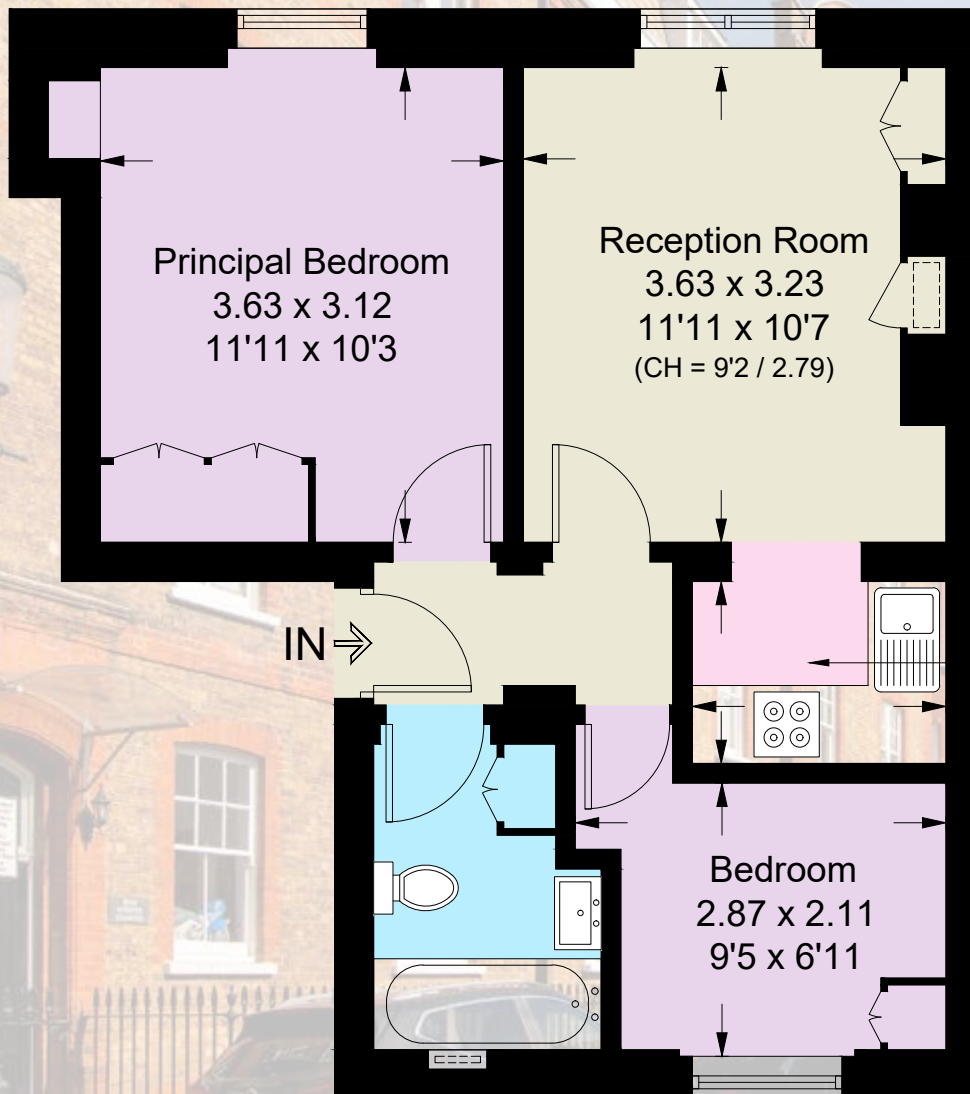
TERMS

Asking Price On application | Tenure Leasehold approximately 106 years | Service Charge Approximately £1,400 p.a. Ground Rent TBC
Local Authority The Royal Borough of Kensington and Chelsea



 = Reduced head height below 1.5m

APPROXIMATE GROSS INTERNAL AREA
453 SQUARE FEET / 42.1 SQUARE METRES
LIMITED USE AREA AND REDUCED HEAD ROOM
7 SQUARE FEET / 0.7 SQUARE METRES



Kitchen
1.93 x 1.42
6'4" x 4'8"

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MASKELLS 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.