

# 100 Kensington



## INTRODUCING THE ORIA

100 Kensington is a new landmark in London's world-renowned Royal Borough of Kensington and Chelsea.

Presenting the first opportunity to purchase in this iconic development, The Oria features 129 exclusive residences, each crafted with meticulous attention to detail.

Soaring 29 storeys above Kensington, The Oria is the tallest residential tower in the royal borough, boasting uninterrupted views across the London skyline.

Residents will benefit from convenient access to vibrant Kensington High Street and tranquil Holland Park, both within a 10 minute walk. Easy access to Notting Hill and the West End puts residents at the heart of London's luxury lifestyle.





## THE ORIA

- 29 storey residential tower – the tallest in the Royal Borough of Kensington and Chelsea
- 129 private apartments - 1, 2 and 3-bedroom apartments
- Interior design by Conran & Partners
- Tranquil landscaped podium gardens with sculpture by renowned artist David Harber
- Private residents' amenities:
  - Concierge and visitors' lounge
  - Private residents' lounge
  - Multi-use cinema, games and event room
- On site amenities including a 20m swimming pool, state-of-the-art gym and fitness studio\*

\* Independently managed by GLL

### PRICE

From £895,000

### SERVICE CHARGE

Circa £6.50 psf

### GROUND RENT

Peppercorn

### TENURE

Leasehold 255 years, with ability to extend to 985 years on purchase

### APARTMENT WARRANTY

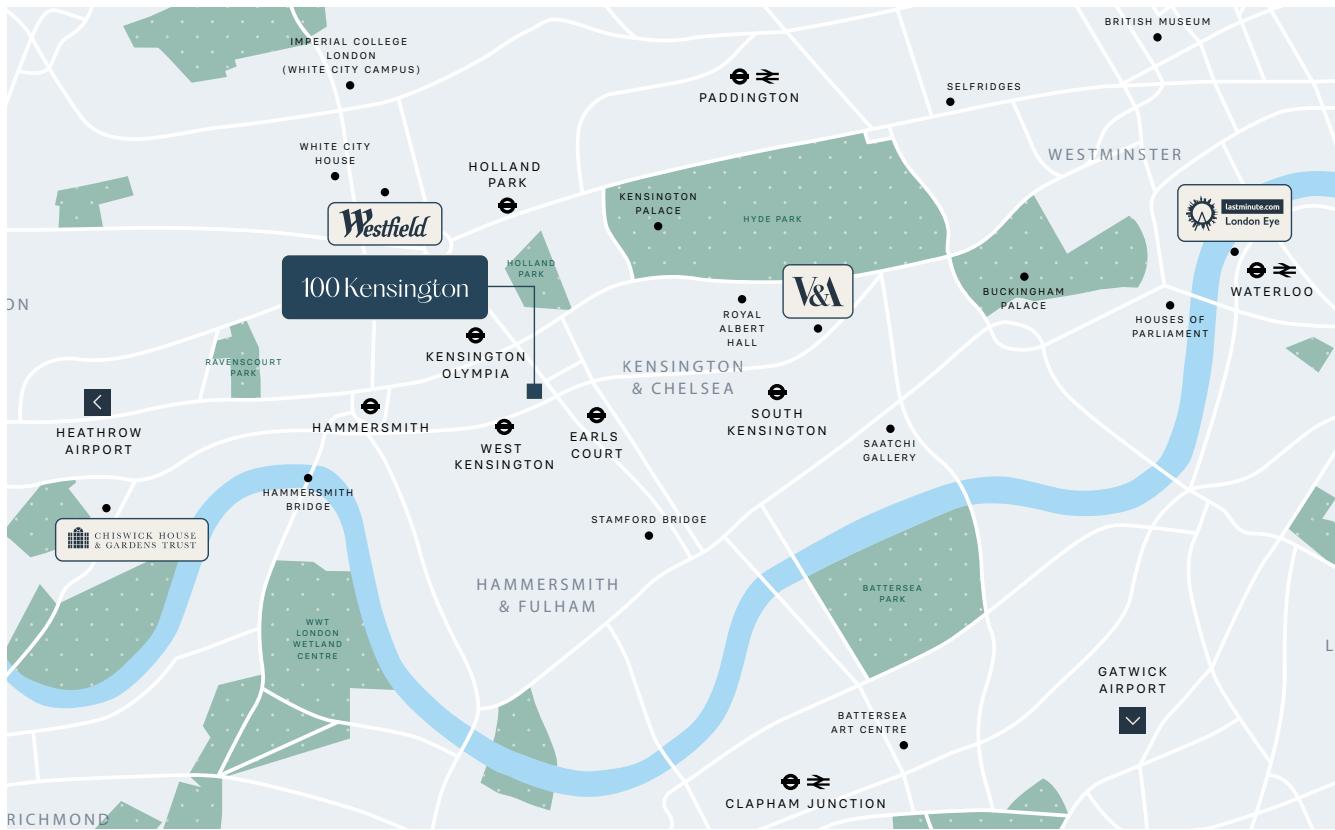
Build-Zone 10 years

### ESTIMATED COMPLETIONS

First phase Q2/3 2027

### LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea



## PRIME LOCATION

100 Kensington is within easy access to the capital's finest and most renowned landmarks, retail and leisure destinations. London's best educational institutions, cultural and financial districts can be conveniently reached through well-connected transport links.

With London's Heathrow Airport just a short 30-minute drive from 100 Kensington, commuting is quick and easy. For working professionals, numerous tube stations within walking distance including Kensington (Olympia), High Street Kensington, West Kensington, South Kensington, West Brompton and Earl's Court.

HIGH STREET KENSINGTON	WEST KENSINGTON	KENSINGTON OLYMPIA
<b>14</b>	<b>07</b>	<b>09</b>
minutes walk / 0.8 miles	minutes walk / 0.3 miles	minutes walk / 0.5 miles
HOLLAND PARK	BOND STREET FROM KENSINGTON HIGH STREET	LIVERPOOL STREET FROM KENSINGTON HIGH STREET
<b>12</b>	<b>17</b>	<b>28</b>
minutes walk / 0.6 miles	minutes	minutes

\*Timings sourced from Google during optimal times





## PURCHASER INFORMATION

1. A reservation fee of £2,000 per unit under the sales value of £1,000,000. A reservation fee of £5,000 per unit for £1,000,000 and above.
2. Exchange of contracts within 28 days of receipt of paperwork.
3. Exchange deposit of 10% of purchase price (less reservation fee paid) is payable via your solicitor within 28 days of reservation.
4. The remaining 90% of purchase price is payable on completion.

## DOCUMENTATION

1. Photo identification – passport, driving licence or official identification card;
2. Proof of Address; A current utility bill or bank statement showing name and address, no older than 6 months.

**SevenCapital** | **MARK**



### MARKETING SUITE

154-158 Kensington High Street, London W8 7RL

### CONTACT

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100 Kensington

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100 Kensington is a joint venture partnership between SevenCapital, a leading UK property development, investment and management company, and MARK Capital Management, an independent pan-European real estate investment and asset manager.

THE TEAM: John McAslan & Partners, Conran & Partners, Corstorphine & Wright, Ardmore Construction

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