



Vicarage Gate House, London

Asking Price: £12,000,000

Vicarage Gate House, London

DESCRIPTION

This spacious lateral flat offers a fantastic layout for optimal home living and entertaining.

Modern features include underfloor heating throughout as well as comfort cooling. The impressive state-of-the-art cinema room creates an oasis to immerse for hours of entertainment.

The large master suite with sitting area is a dream oasis with its stunning ensuite bathroom, deep walk-in closet, and has direct access to the terrace. The additional 3 bedrooms are large and also have private ensembles.

This exceptional development designed by talented London architect Eric Parry includes resident-only gym and secure underground parking.

Kensington High Street is one the capital's best shopping streets for its boutique stores, antique shops, high end retailers, and fantastic restaurants and cafes. For green space, Kensington Gardens (home of Kensington Palace) and Holland Park are nearby.

Transport options abound with numerous choices for commuting or getting across the city. Vicarage Gate House. A stunning home in an exceptional location. (Reference #PUA)

Key Features:

- Luxury modern development
- 4 bedrooms with ensuite
- Separate guest wc
- Cinema room
- Expansive terrace
- High end fixtures
- 24 hour concierge
- Secure underground parking

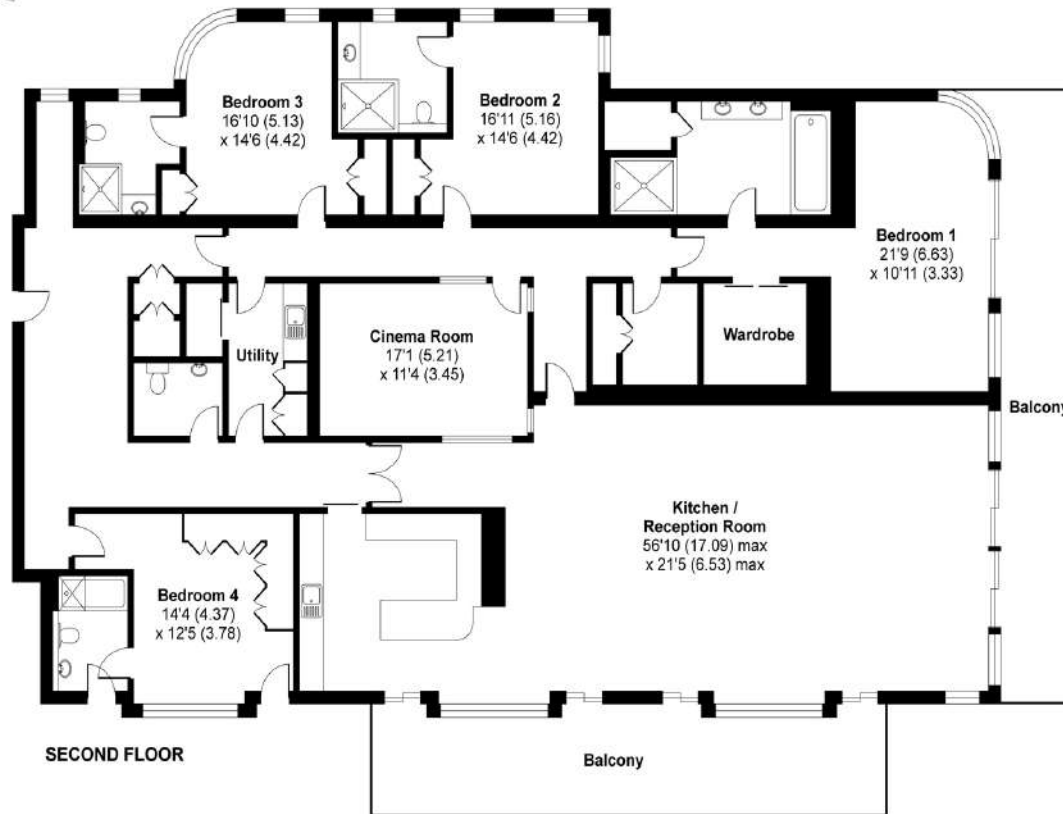




Vicarage Gate House, Vicarage Gate, London, W8

Approximate Area = 3879 sq ft / 360.4 sq m

For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2021. Produced for Onyx Property Consultants Ltd REF: 750816



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