



LANCER SQUARE
KENSINGTON W8



ONE LANCER SQUARE
RESIDENCE 23

FOURTH FLOOR | FOUR BEDROOM APARTMENT

ONE LANCER SQUARE

A ROYAL ADDRESS IN THE HEART OF KENSINGTON

RESIDENCE 23

RESIDENCE 23 IS A LARGE LATERAL FOUR BEDROOM APARTMENT LOCATED IN A SECLUDED POSITION IN THE BUILDING WITH VIEWS ACROSS LANCER SQUARE'S PRIVATE COURTYARD GARDEN. THIS APARTMENT HAS BEEN EXQUISITELY DESIGNED BY RENOWNED INTERIOR DESIGNER **1508 LONDON**, AND CAN BE PURCHASED WITH OR WITHOUT THE FURNITURE.

Once the home of Kensington Barracks, Lancer Square offers enviable space, cosmopolitan style and exclusive services in a neighbourhood of noble distinction. Award-winning architect, Squire & Partners has created a piece of timeless architecture with clean lines and carefully chosen materials. Contemporary yet refined, each Lancer Square residence celebrates the abundance of natural light with marble, hardwoods and bronze work.





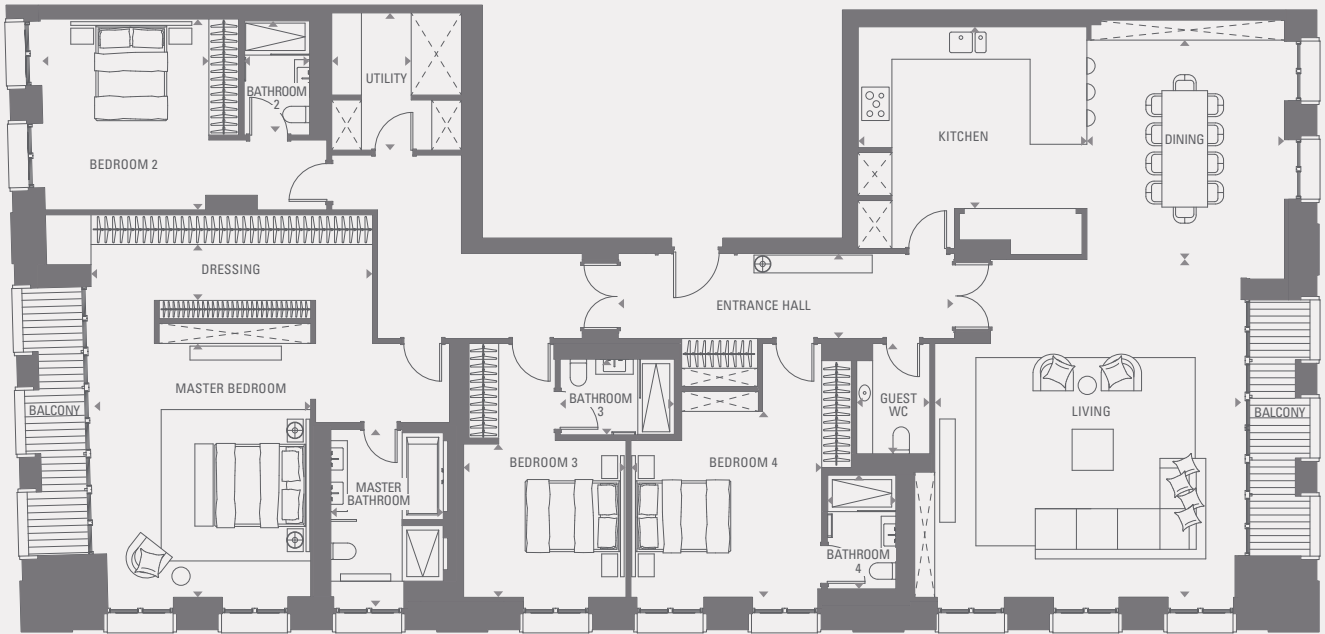
Statement double doors crafted from American walnut timber lead you from the entrance hall into the main reception room, which extends seamlessly into the open-plan kitchen. Here you'll be surrounded by beautiful European design, Callacatto Oro marble worktops and integrated Gaggenau appliances. With floor-to-ceiling doors opening onto a large balcony, this is the perfect apartment for entertaining. All four bedrooms are ensuite with bespoke vanity units and signature marble detailing. From the master bedroom you'll enjoy the majestic view of St Mary Abbots church which boasts the tallest spire in London.

Enhancing the convenience, the apartment is specified with the Creston home automation system, incorporating home hub and touch screen technology, as well as complete AV connectivity for your preferred video and audio system.

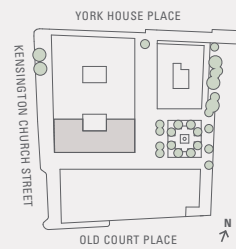


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FOURTH FLOOR | FOUR BEDROOM
 APARTMENT



ENTRANCE HALL	7.3M x 1.9M	23'11" x 6'3"	BEDROOM 3	3.6M x 3.4M	11'10" x 11'2"
LIVING	6.7M x 7.3M	22'0" x 24'3"	BATHROOM 3	2.5M x 1.7M	8'2" x 5'7"
KITCHEN	5.0M x 4.0M	16'5" x 13'2"	BEDROOM 4	4.2M x 4.1M	13'9" x 13'5"
DINING	4.3M x 4.8M	14'2" x 15'9"	BATHROOM 4	1.5M x 2.5M	4'11" x 8'2"
MASTER BEDROOM	4.7M x 5.5M	15'5" x 18'1"	GUEST WC	1.6M x 2.2M	5'3" x 7'10"
MASTER BATHROOM	2.5M x 3.9M	8'2" x 12'10"	UTILITY	1.8M x 3.0M	5'11" x 9'10"
DRESSING	6.0M x 1.2M	20'4" x 3'11"			
BEDROOM 2	3.6M x 4.1M	11'10" x 13'9"	TOTAL	290 SQ M	3,117 SQ FT
BATHROOM 2	1.5M x 2.5M	4'7" x 8'2"			



Floor plan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only.



QUINTESSENTIAL KENSINGTON

AT ONCE TRANQUIL AND VIBRANT,
LANCER SQUARE IS WELL SERVED BY ITS LOCALE.
ON ITS DOORSTEP ARE KENSINGTON GARDENS'
GREEN SPACES, KENSINGTON HIGH STREET'S CHIC
BOUTIQUES, THE ROYAL ALBERT HALL, V&A MUSEUM
AND LIVELY KNIGHTSBRIDGE IS NEARBY. WITH
THE HEIR TO THE BRITISH THRONE A CLOSE
NEIGHBOUR, THESE ARE EXCLUSIVE CIRCLES
IN WHICH TO SPEND ONE'S DAYS.

**PRESTIGIOUS
LOCATION**

A ROYAL ADDRESS

A CLASSICALLY ARISTOCRATIC NEIGHBOURHOOD AMIDST LONDON'S ROYAL PARKS, LANCER SQUARE SIGNALS ITS STATUS AS ONE OF THE MOST DESIRED DESTINATIONS NOT ONLY IN LONDON, BUT IN ANY CITY IN THE WORLD.

ROYAL BOROUGH OF
KENSINGTON & CHELSEA

LONDON'S FINEST LOCATION



- 01 HYDE PARK
- 02 KENSINGTON GARDENS
- 03 KENSINGTON HIGH STREET
- 04 KENSINGTON PALACE
- 05 KENSINGTON PALACE GARDENS
- 06 KNIGHTSBRIDGE
- 07 ROYAL ALBERT HALL
- 08 THE ALBERT MEMORIAL
- 09 BAYSWATER ROAD
- 10 THE SERPENTINE
- 11 THE SHARD
- 12 CANARY WHARF
- 13 THE CITY
- 14 WEST END
- 15 PADDINGTON

LIFE MADE EASY

THE CONCIERGE SERVICES AT LANCER SQUARE ARE ABOVE ALL INTUITIVE. ALWAYS ON HAND, FROM ORGANISING CARS, TAKING DELIVERIES AND HANDLING ADMINISTRATION TO HELPING PLAN AN EVENING. ALL IT TAKES IS A BRIEF WORD, LEAVING YOU FREE TO INDULGE IN THE FINER PLEASURES.

EXCEPTIONAL SERVICE



SOME OF LIFE'S RICHEST EXPERIENCES ARE SIMPLE MOMENTS ENJOYED ALONE OR WITH LOVED ONES. THE COURTYARD GARDEN AT LANCER SQUARE TAKES ITS CUES FROM THE TRADITIONAL ENGLISH DESIGNS OF KENSINGTON PALACE GARDENS, HOME TO CENTURIES OF SUCH TREASURED MEMORIES.

LANCER SQUARE GARDENS

REJUVENATE YOUR SENSES

THE LANCER SQUARE SPA. SOPHISTICATED,
IMPECCABLY APPOINTED AND DESIGNED
TO HONE BOTH BODY AND SOUL.

**WELLBEING
REDEFINED**



TRANQUILLITY AND RELAXATION LIE AT THE HEART OF LANCER SQUARE, WITH A REFINED SPA, POOL, GYM AND TREATMENT ROOMS PROVIDING RESIDENTS WITH WORLD-CLASS INDULGENCES. A BRISK HALF HOUR, A LUXURIOUS AFTERNOON. WELLBEING DISTILLED.

THE AMENITIES AT LANCER SQUARE

LANCERSQUARE.CO.UK

DEVELOPMENT MANAGER

CIT

A JOINT DEVELOPMENT BY



SALES AGENTS

