



Sherrin House, Kensington, London, W14

Asking Price £4,000,000



Unique interior designed penthouse in the Royal Warwick Square development with 2 dedicated premium parking spaces and a convenient storage cage.

This ninth floor spacious duplex apartment boasts three large bedrooms on the upper level, while the lower level features a generous terrace leading from the dual aspect reception area and modern integrated kitchen.

Nestled in the heart of The Royal Borough of Kensington & Chelsea, Royal Warwick Square enjoys an unrivalled location, surrounded by the illustrious neighborhoods of Holland Park, Knightsbridge, and Chelsea. These highly coveted areas have long been revered as prime residential locales, transcending trends to stand as timeless havens of elegance and luxury.

Indulge in a culinary journey with an abundance of choices in Kensington. Countless cafes, bars, and restaurants cater to every taste, ensuring a delightful dining experience.

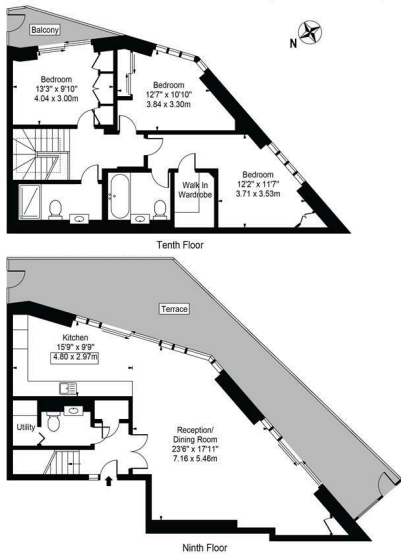
Prestigious department stores like Harrods and Harvey Nichols, along with the coveted Sloane Street, all within a 10-minute reach from the development. Residents are presented with a myriad of options to indulge in retail therapy, with esteemed establishments like Imperial College and King's College London located right at your doorstep.

- Swimming Pool
- Comfort Cooling
- 24 hour concierge
- Duplex Penthouse
- Ground Rent: GBP1000 pa
- Cinema Room
- Residents Gym
- Large Private Terrace
- Interior Designed
- Service Charge: GBP14,800 pa

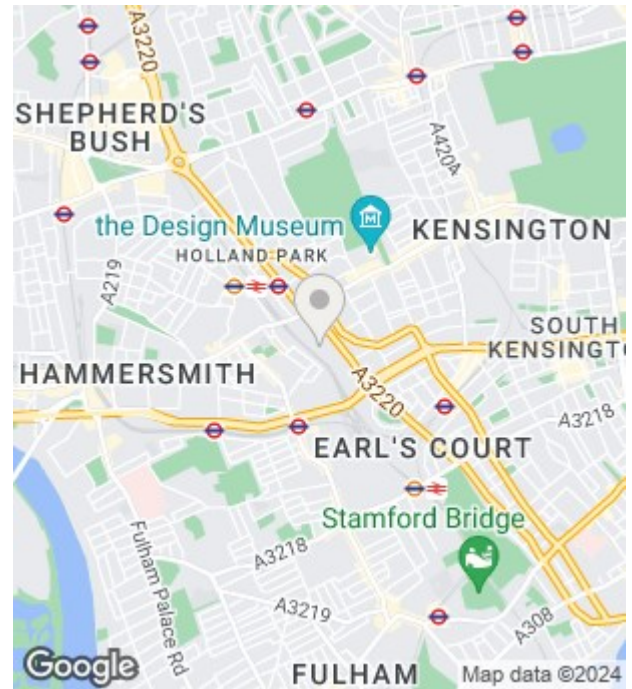




Sherrin House
Approx. Gross Internal Area 1433 Sq Ft - 133.13 Sq M



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, 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.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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