



Sherrin House, Kensington, London, W14

Asking Price £3,750,000



Experience unparalleled luxury with this uniquely designed penthouse in the prestigious Royal Warwick Square development. This ninth-floor duplex apartment offers an exceptional living experience, featuring three generously sized bedrooms on the upper level. The lower level boasts a spacious terrace extending from the dual-aspect reception area and a modern integrated kitchen, perfect for entertaining and enjoying the panoramic views.

Royal Warwick Square is nestled in the heart of the Royal Borough of Kensington & Chelsea, an area renowned for its timeless elegance and prime residential appeal. The development enjoys proximity to some of London's most illustrious neighborhoods, including Holland Park, Knightsbridge, and Chelsea—each celebrated for its distinctive charm and luxury.

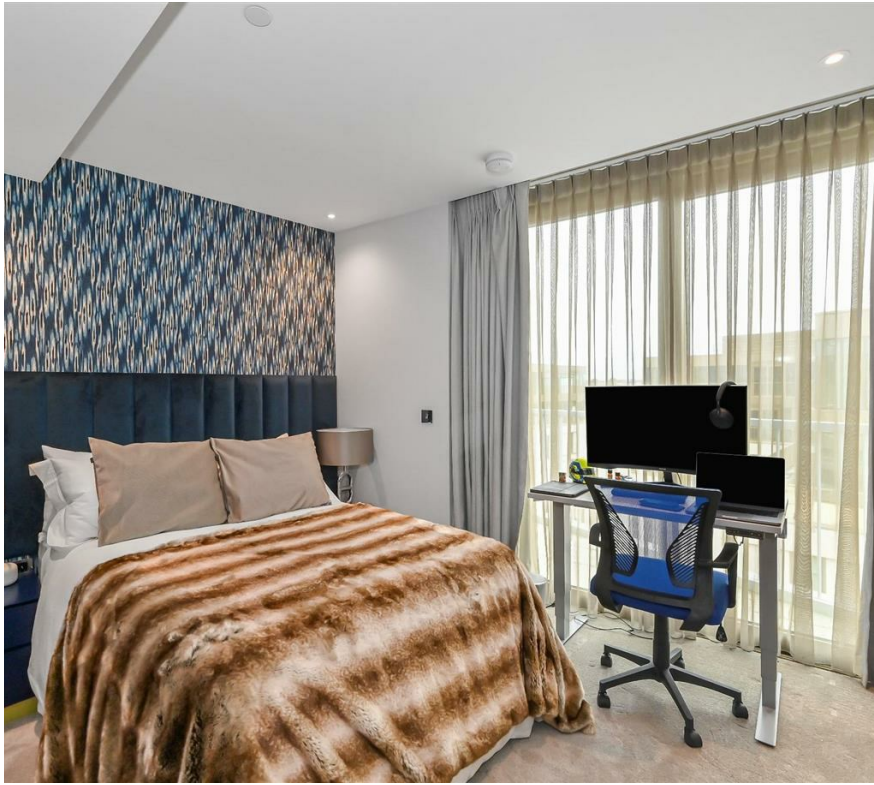
Indulge in a vibrant lifestyle with an abundance of dining options in Kensington. From quaint cafes and stylish bars to gourmet restaurants, the area offers a diverse culinary landscape. Additionally, prestigious department stores like Harrods and Harvey Nichols, as well as the exclusive shops on Sloane Street, are just a short 10-minute journey away, providing ample opportunities for retail therapy.

Educational excellence is also within reach, with esteemed institutions such as Imperial College and King's College London located nearby. Residents benefit from two dedicated premium parking spaces and a convenient storage cage, adding to the convenience and luxury of this exceptional residence.

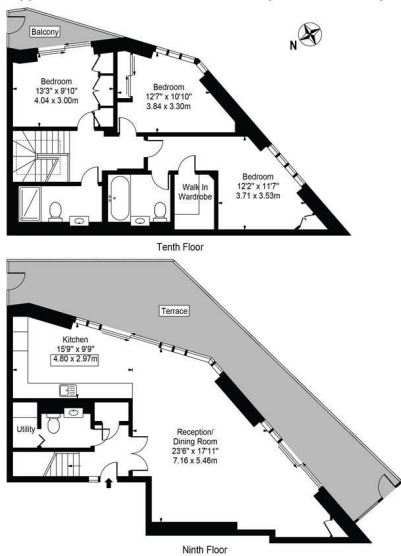
Discover the perfect blend of sophistication and convenience in one of London's most coveted locales.

- 3 bedroom Penthouse
- Comfort Cooling
- 24 hour concierge
- Duplex
- Ground Rent: GBP1000 pa
- Resident's cinema room & swimming pool
- Residents Fitness Suite
- Large Private Terrace
- Interior Designed Penthouse
- Service Charge: GBP14,800 pa

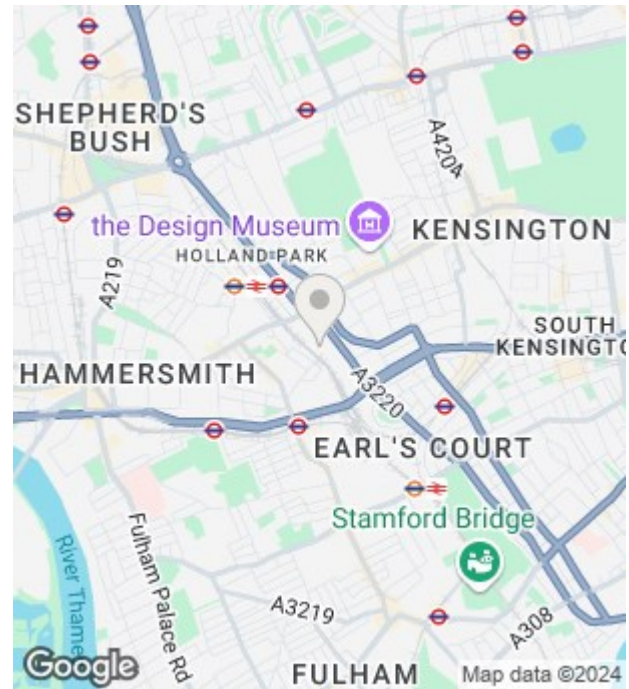




Sherrin House
Approx. Gross Internal Area 1433 Sq Ft - 133.13 Sq M



For Illustration Purposes Only - Not To Scale
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	