



COE HOUSE



KNIGHTSBRIDGE
INTERNATIONAL REAL ESTATE



Warwick Lane, Kensington

£1,400,000

- 24-hour concierge service
- Two double bedrooms with built in storage
- Private terrace
- Master bedroom with walk-in wardrobe
- Modern design with contemporary open plan kitchen
- Extensive leisure facilities including gym, spa, swimming pool, private cinema
- Within newly built Royal Warwick Square
- Air conditioning





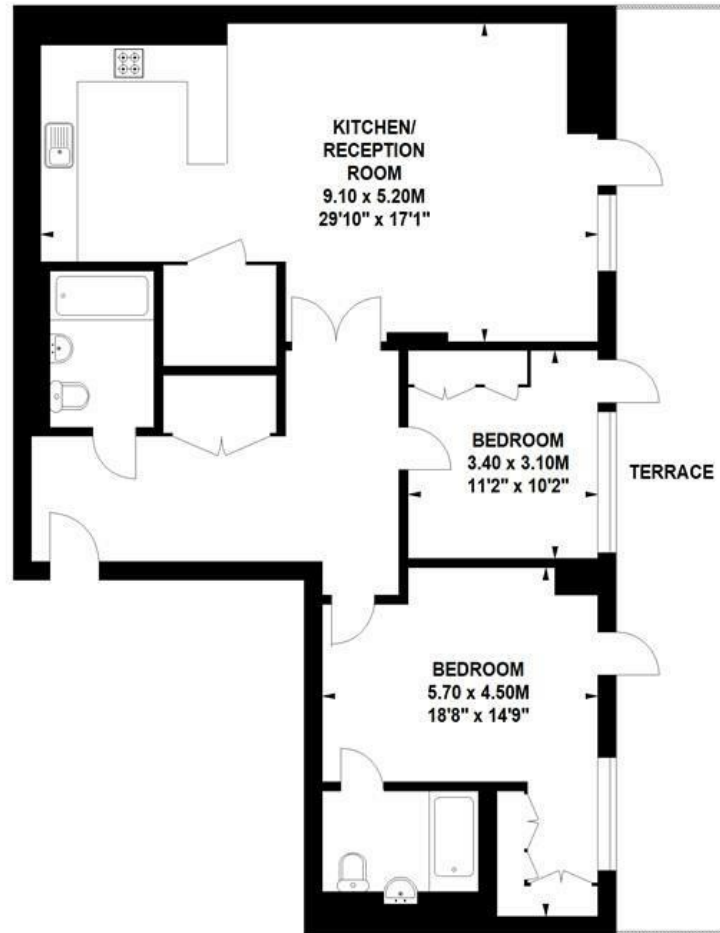
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Sherrin House, W14

Approximate Gross Internal Area

105.60 sq m / 1137 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Nestled within the newly built Royal Warwick Square, this exquisite two-bedroom, two-bathroom apartment, is a perfect blend of luxury and comfort. Located in the heart of Kensington, designed to impress, this spacious residence offers a contemporary open-plan layout ideal for modern living.

The property comprises a spacious en-suite primary bedroom, a second large double bedroom with big windows that allows plenty of natural light. A generous bright open floorplan, kitchen, and living room that leads to a private terrace; as well as a family bathroom and plenty of storage throughout the apartment.

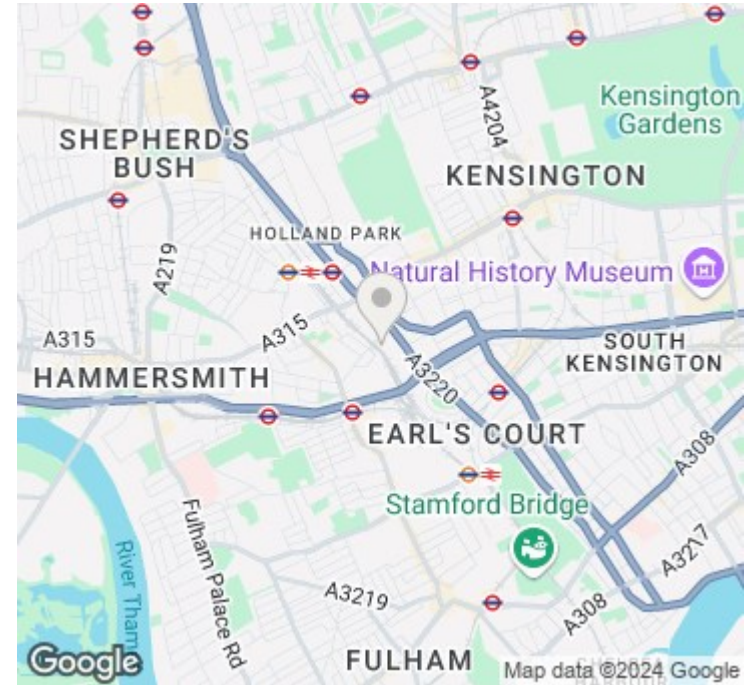
Residents benefit from secure living with 24-hour concierge and also get the added benefit of luxury facilities including a gym, swimming pool and spa. Royal Warwick Square is a traditional garden square in an enviable location surrounded by world-famous cultural venues, idyllic parks, Michelin-starred restaurants, and exclusive retail.





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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>		
	77	
England & Wales	EU Directive 2002/91/EC	