



Vicarage Gate  
Kensington, W8

CHESTERTONS





A captivating ground floor and lower ground floor apartment grace a boutique development of four residences, nestled within a distinguished Victorian structure in W8. Vicarage Gate, a peaceful cul-de-sac just off Kensington Church Street, provides a serene backdrop in close proximity to the expansive greenery of Kensington Gardens and the conveniences of Kensington High Street (Circle & District Lines).

Step inside, and the residence exudes a perfect marriage of modern luxury and timeless craftsmanship. The Lutron smart lighting system enhances the ambiance, casting a sophisticated glow throughout. Handcrafted carpentry adds an extra layer of elegance, showcasing meticulous attention to detail.

As you explore further, a private patio unfolds, offering an intimate outdoor sanctuary. This residence is more than just a home; it's a harmonious symphony of historic charm, contemporary living, and personalised elegance.

- Share of freehold
- Raised and lower floor duplex
- Premium location
- Meticulously renovated
- Beautiful craftsmanship
- Lift access

Asking Price £5,000,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	77	77
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Share of Freehold 998 years 7 months  
**Service Charge:** £6581.18 Unit Contribution 35.68%  
**Ground Rent:** £0  
**Local Authority:** Royal Borough Of Kensington & Chelsea  
**Council Tax Band:** NA

**Chestertons Kensington Sales**

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 London  
 W8 7RW

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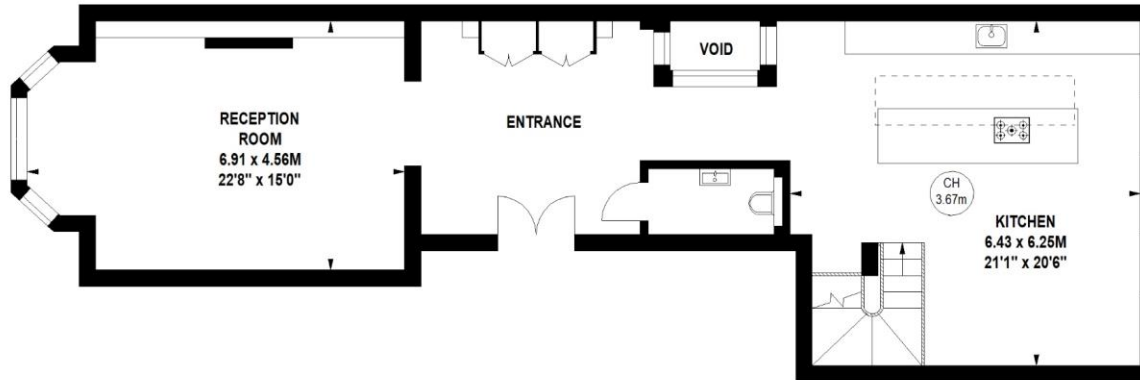
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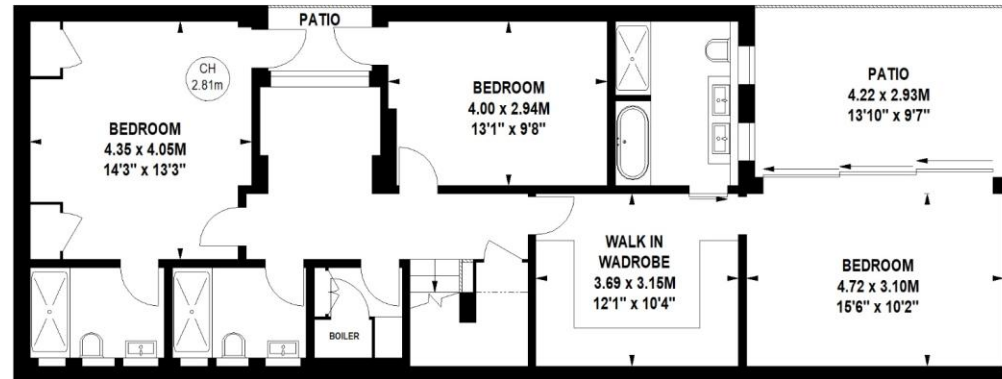
Approximate gross internal area

186.91 sq m / 2012 sq ft  
(Excluding Void)

Key :  
CH - Ceiling Height



Ground Floor



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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