



Vicarage Gate
Kensington, W8

CHESTERTONS





This first-floor apartment unveils a captivating two-bedroom layout within a meticulously renovated period conversion. Part of an exclusive boutique development featuring four apartments, all housed within an imposing Victorian structure in W8. Vicarage Gate, a tranquil cul-de-sac just off Kensington Church Street, provides an idyllic setting in proximity to the expansive greenery of Kensington Gardens and the offerings of Kensington High Street (Circle & District Lines).

Step inside, and the residence effortlessly marries modern luxury with timeless craftsmanship. The Lutron smart lighting system enhances the ambiance, adding a touch of sophistication to every corner. As you explore, the bespoke, handmade kitchen and carpentry unfold, showcasing meticulous attention to detail and the finest craftsmanship.

To further enhance the allure, a balcony extends from the apartment, offering a private outdoor space to unwind and enjoy the surroundings. This residence is more than just a home; it's where historic charm seamlessly intertwines with contemporary elegance and outdoor serenity.

- Share of freehold
- First floor with balcony
- Premium location
- Meticulously renovated
- Beautiful craftsmanship
- Lift access

Asking Price £3,950,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	80	80
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 6 months
Service Charge: £4,541.16 (Unit Contribution 24.62%)
Ground Rent: £0
Local Authority: Royal Borough Of Kensington & Chelsea
Council Tax Band:

Chestertons Kensington Sales

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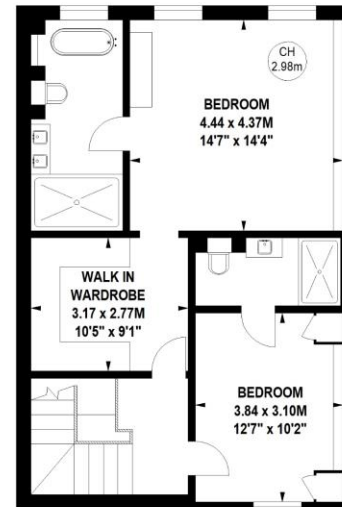
Approximate gross internal area

129.78 sq m / 1397 sq ft

Key :
CH - Ceiling Height



First Floor



Second 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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