



LANCER SQUARE
KENSINGTON W8



ONE LANCER SQUARE
RESIDENCE 21

FOURTH FLOOR | FOUR BEDROOM APARTMENT

ONE LANCER SQUARE

A ROYAL ADDRESS IN THE HEART OF KENSINGTON

RESIDENCE 21

RESIDENCE 21 STANDS ON THE 5TH FLOOR OF LANCER SQUARE AND ENJOYS WEST FACING VIEWS OVER THE HISTORICAL KENSINGTON CHURCH STREET WITH ITS MIX OF EXCLUSIVE BOUTIQUES, ART AND ANTIQUE SHOPS. THIS APARTMENT HAS BEEN EXQUISITELY DESIGNED BY RENOWNED INTERIOR DESIGNER STUDIO ASHBY, AND CAN BE PURCHASED WITH OR WITHOUT THE FURNITURE.

Once the home of Kensington Barracks, Lancer Square offers enviable space, cosmopolitan style and exclusive services in a neighbourhood of noble distinction. Award-winning architect, Squire and Partners has created a piece of timeless architecture with clean lines and carefully chosen materials. Contemporary yet refined, each Lancer Square residence celebrates the abundance of natural light with marble, hardwoods and bronze work.





Residence 21 offers a grand double fronted reception room with step on balcony flowing into a separate Italian designed kitchen-diner with Callacatto Oro marble worktops and Gaggenau appliances.

This versatile accommodation has a separately located bedroom, ideal for guests, staff or could even be used as a study or home gym. There are two generously sized secondary bedrooms and a splendid master bedroom overlooking the residential courtyard garden. All bedrooms have ensuite bathrooms featuring bespoke vanity units, showers/marble topped baths and signature stone flooring.

Enhancing the convenience, the apartment is specified with the Creston home automation system, incorporating home hub and touch screen technology, as well as complete AV connectivity for your preferred video and audio system.

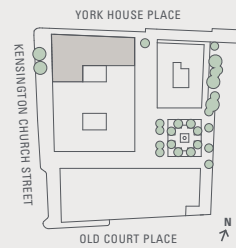


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ENTRANCE HALL	8.0M x 2.2M	26'3" x 7'3"	BEDROOM 3	3.1M x 3.9M	10'2" x 12'10"
LIVING	6.1M x 6.5M	20'0" x 21'4"	BATHROOM 3	1.5M x 2.5M	4'11" x 8'2"
KITCHEN	4.2M x 7.1M	13'9" x 23'4"	BEDROOM 4	3.3M x 3.9M	10'10" x 12'10"
DINING	6.9M x 5.4M	23'0" x 19'8"	BATHROOM 4	1.7M x 2.5M	5'7" x 8'2"
MASTER BEDROOM	5.0M x 5.4M	16'5" x 17'9"	GUEST WC	1.4M x 1.9M	4'7" x 6'3"
MASTER BATHROOM	3.5M x 2.5M	11'6" x 8'2"	UTILITY	1.2M x 1.8M	3'11" x 5'11"
DRESSING	1.2M x 5.7M	3'11" x 18'8"			
BEDROOM 2	4.2M x 3.2M	13'9" x 10'6"	TOTAL	308 SQ M	3,312 SQ FT
BATHROOM 2	2.5M x 1.6M	8'2" x 5'3"			



Floor plan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only.

LANCERSQUARE.CO.UK

DEVELOPMENT MANAGER

A JOINT DEVELOPMENT BY

SALES AGENTS

C I T





QUINTESSENTIAL KENSINGTON

AT ONCE TRANQUIL AND VIBRANT,
LANCER SQUARE IS WELL SERVED BY ITS LOCALE.
ON ITS DOORSTEP ARE KENSINGTON GARDENS'
GREEN SPACES, KENSINGTON HIGH STREET'S CHIC
BOUTIQUES, THE ROYAL ALBERT HALL, V&A MUSEUM
AND LIVELY KNIGHTSBRIDGE IS NEARBY. WITH
THE HEIR TO THE BRITISH THRONE A CLOSE
NEIGHBOUR, THESE ARE EXCLUSIVE CIRCLES
IN WHICH TO SPEND ONE'S DAYS.

**PRESTIGIOUS
LOCATION**

A ROYAL ADDRESS

A CLASSICALLY ARISTOCRATIC NEIGHBOURHOOD AMIDST LONDON'S ROYAL PARKS, LANCER SQUARE SIGNALS ITS STATUS AS ONE OF THE MOST DESIRED DESTINATIONS NOT ONLY IN LONDON, BUT IN ANY CITY IN THE WORLD.

ROYAL BOROUGH OF
KENSINGTON & CHELSEA

LONDON'S FINEST LOCATION



- 01 HYDE PARK
- 02 KENSINGTON GARDENS
- 03 KENSINGTON HIGH STREET
- 04 KENSINGTON PALACE
- 05 KENSINGTON PALACE GARDENS
- 06 KNIGHTSBRIDGE
- 07 ROYAL ALBERT HALL
- 08 THE ALBERT MEMORIAL
- 09 BAYSWATER ROAD
- 10 THE SERPENTINE
- 11 THE SHARD
- 12 CANARY WHARF
- 13 THE CITY
- 14 WEST END
- 15 PADDINGTON

LIFE MADE EASY

THE CONCIERGE SERVICES AT LANCER SQUARE ARE ABOVE ALL INTUITIVE. ALWAYS ON HAND, FROM ORGANISING CARS, TAKING DELIVERIES AND HANDLING ADMINISTRATION TO HELPING PLAN AN EVENING. ALL IT TAKES IS A BRIEF WORD, LEAVING YOU FREE TO INDULGE IN THE FINER PLEASURES.

EXCEPTIONAL SERVICE



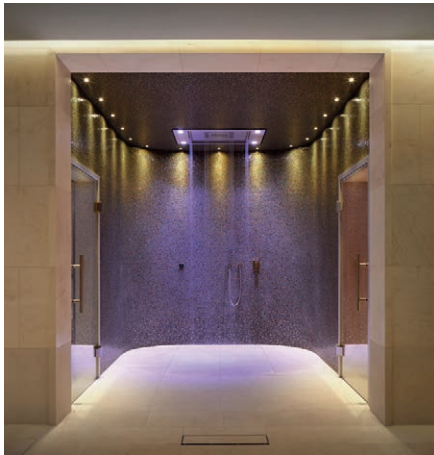
SOME OF LIFE'S RICHEST EXPERIENCES ARE SIMPLE MOMENTS ENJOYED ALONE OR WITH LOVED ONES. THE COURTYARD GARDEN AT LANCER SQUARE TAKES ITS CUES FROM THE TRADITIONAL ENGLISH DESIGNS OF KENSINGTON PALACE GARDENS, HOME TO CENTURIES OF SUCH TREASURED MEMORIES.

LANCER SQUARE GARDENS

REJUVENATE YOUR SENSES

THE LANCER SQUARE SPA. SOPHISTICATED,
IMPECCABLY APPOINTED AND DESIGNED
TO HONE BOTH BODY AND SOUL.

**WELLBEING
REDEFINED**



TRANQUILLITY AND RELAXATION LIE AT THE HEART
OF LANCER SQUARE, WITH A REFINED SPA, POOL, GYM
AND TREATMENT ROOMS PROVIDING RESIDENTS WITH
WORLD-CLASS INDULGENCES. A BRISK HALF HOUR,
A LUXURIOUS AFTERNOON. WELLBEING DISTILLED.

**THE AMENITIES AT
LANCER SQUARE**