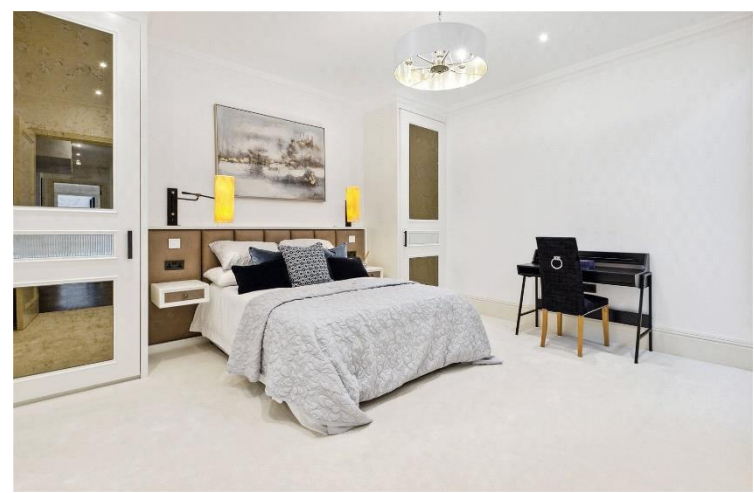




Vicarage Gate  
Kensington, W8

CHESTERTONS









This stunning ground and lower-ground floor apartment is part of an exclusive boutique development of just four homes, situated within a distinguished Victorian building in W8. Located on Vicarage Gate, a quiet cul-de-sac just off Kensington Church Street, it offers a peaceful setting near the lush greenery of Kensington Gardens and the many amenities of Kensington High Street (Circle & District Lines).

Inside, the apartment seamlessly blends modern luxury with timeless craftsmanship. The Lutron smart lighting system sets the mood with refined illumination, while bespoke carpentry throughout highlights the exceptional attention to detail.

A private patio further enhances the property, providing a secluded outdoor retreat. This residence is more than a home; it's a perfect balance of historic character, contemporary style, and personalised sophistication.

- Raised and lower floor duplex
- Premium location
- Meticulously renovated
- Beautiful craftsmanship
- Lift access
- Courtyard

**£17,500 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating |         |           |
|--------------------------|---------|-----------|
| Energy efficiency class  | Current | Potential |
| 92-100 A                 |         |           |
| 81-91 B                  |         |           |
| 69-80 C                  | 77      | 77        |
| 55-68 D                  |         |           |
| 49-54 E                  |         |           |
| 45-48 F                  |         |           |
| 35-39 G                  |         |           |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Minimum Term:** 6 months  
**Deposit Required:** £24,230.77  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** H  
**EPC Rating:** C  
**Furnished**

**Chestertons Kensington Lettings**

116 Kensington High Street  
 Kensington  
 London  
 W8 7RW

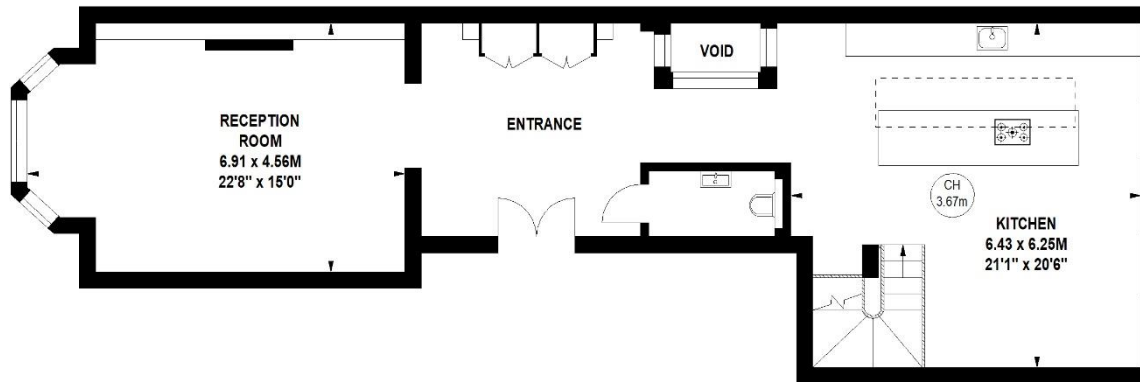
[kensingtonlettingsusers@chestertons.co.uk](mailto:kensingtonlettingsusers@chestertons.co.uk)  
 02079377260

## Vicarage Gate, W8

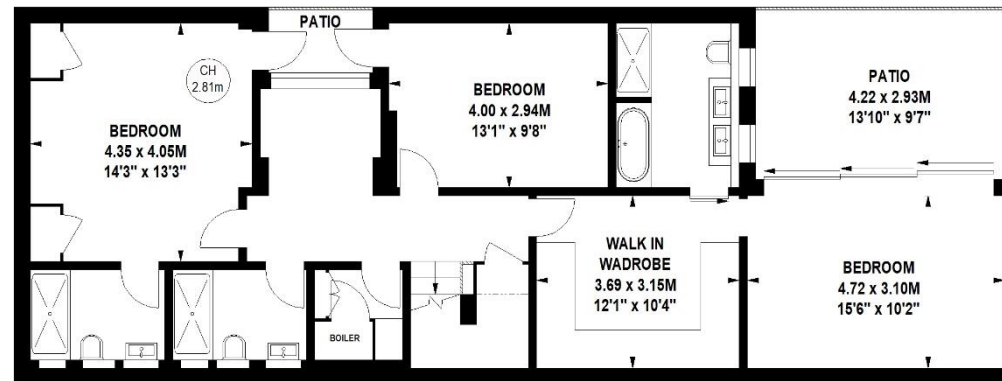
Approximate gross internal area

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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