



REAL  
ESTATE

## Flat 2, Vicarage Gate, London W8 4AQ



- 3 bed - 3 bath
- Two courtyards
- High ceilings
- Concierge service 24/7
- GYM
- Garden
- Underground secure parking
- Built-in furniture
- Lots of storage
- Comfort cooling

The apartment measures an open plan reception room with a fully fitted kitchen, three en-suite bedrooms, and a utility cupboard with good-sized storage. The kitchen is fully equipped with high-end appliances and features a bespoke interior design.

The property has its own private entrance, along with direct access to the underground parking.

Residents have access to a gym, and 24/7 concierge.

Vicarage Gate House is a boutique luxury development in the heart of Kensington, perfectly positioned between the serene Kensington Gardens and the vibrant Holland

### Price £4,950,000

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.eu](mailto:welcome@azrealestate.eu)





## 3 Bed Duplex

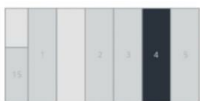
Total Internal Area 233 sq m 2,507 sq ft

Tenure  
999 year leasehold plus share of freehold

Ground Floor Location



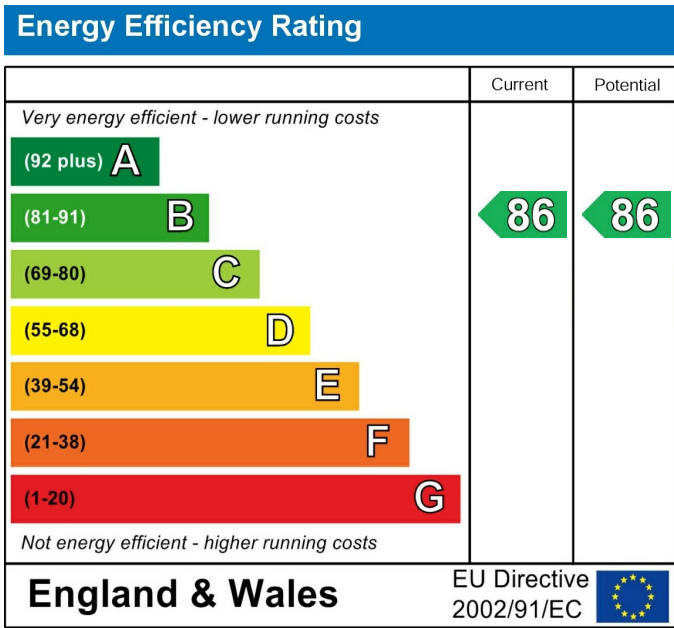
Lower Ground Floor Location



Lower Ground Floor



Lower Ground Floor



2507 sq ft (233 sq m) modern duplex in the Vicarage Gate House in Kensington, designed by prominent London architect, Eric Parry. With a large garden, underground parking and access to residents' only gym.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB  
 T: 0203 871 4074 | [welcome@azrealestate.eu](mailto:welcome@azrealestate.eu)