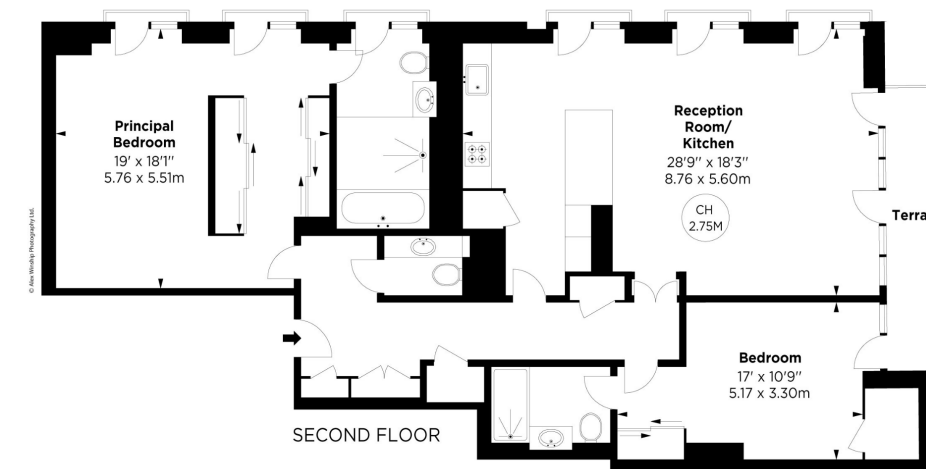




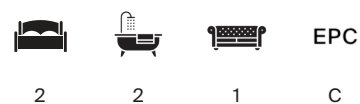
## LANCER SQUARE

Kensington, W8



## LANCER SQUARE, KENSINGTON W8

A lateral two bedroom, two bathroom apartment situated on the second floor of the prestigious Lancer Square development.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold with approximately 991 years remaining

Ground rent: £1,500 per annum, reviewed every 10 years, next review date 2035

Service charge: £25,023.78 per annum, reviewed every year, next review date 2026

**Guide Price: £4,000,000**

A contemporary two bedroom apartment situated on the second floor of the sought-after Lancer Square development, ideally positioned for access to High Street Kensington and Hyde Park.

The beautifully proportioned apartment measures approximately 1,407 sqft and offers an excellent blend of living and entertaining space. In brief, the accommodation comprises: entrance hall, modern open-plan kitchen/reception room complete with a breakfast bar, Miele appliances and access to private balcony, principal bedroom en suite bathroom and dressing area, further double bedroom complete within fitted wardrobes and an en suite shower room—the property further benefits from a guest WC.



Approximate Gross Internal Area = 130.71sq m / 1,407 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (1D767266)

We would be delighted  
to tell you more.

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