



Sherrin House, Kensington, London, W14



£2,995,000

Exquisite Duplex Penthouse living next to Kensington High Street!!

Step into a world of timeless luxury and impeccable design with this uniquely crafted penthouse apartment, spread across the ninth and tenth floors of the prestigious Royal Warwick Square development in the Royal Borough of Kensington & Chelsea.

The spacious, duplex layout offers three generously proportioned bedrooms on the upper level, each designed with understated elegance, bespoke finishes, and abundant natural light.

On the lower level, the dual-aspect reception room is framed by floor-to-ceiling windows, flooding the space with light and drawing your gaze to the panoramic city views. The modern integrated kitchen is as functional as it is stylish, with premium appliances, sleek cabinetry, and elegant surfaces deliver an aesthetic of seamless contemporary design.

Step outside onto the expansive private terrace, an exceptional outdoor space rarely found in central London.

Residents can enjoy the luxury of a state-of-the-art gym, swimming pool, private cinema, wellness facilities, and 24-hour concierge service.

Set in prime Kensington, Royal Warwick Square is moments from Holland Park, the boutiques of Knightsbridge and Sloane Street, and the cultural highlights of South Kensington and Chelsea. Harrods, Harvey Nichols, and world-class dining are all nearby. With top institutions like Imperial College and King's College London close by, this penthouse offers not only a luxurious home but a sound lifestyle investment in one of London's most prestigious neighbourhoods.

Enquire today to experience refined London living at its finest. (Storage area available to purchase by separate negotiation)

- 3 bed duplex penthouse
- Large private terrace
- Luxury Interior design package
- Comfort Cooling
- Residents gym, pool & cinema
- 24 hour concierge / security
- 2 underground parking spaces
- Close to Kensington High Street
- Ground Rent: GBP1000 pa
- Service Charge: GBP14,800 pa

**REQUEST A VIEWING**  
+44 (0)20 3019 6150



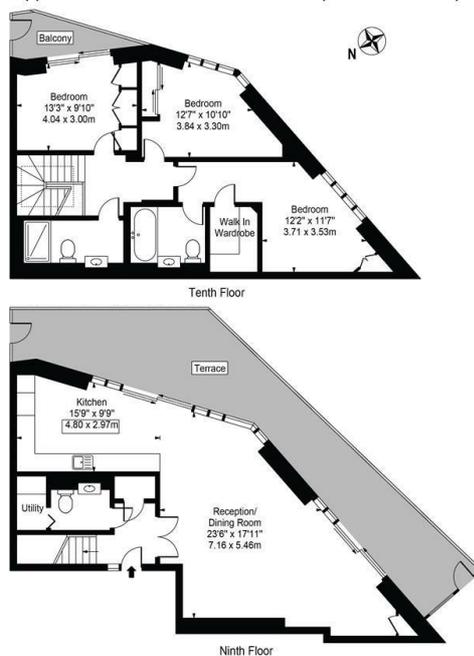
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Approx. Gross Internal Area 1433 Sq Ft - 133.13 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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