



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
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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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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