



7A VICARAGE LONDON, W8 4HH

£6,450 PER WEEK

This exquisite house, situated just a stone's throw away from Kensington High Street, has been meticulously crafted to provide the utmost in excellence, opulence, and expansive living areas. Boasting a sophisticated and refined aesthetic throughout, the property enjoys the advantages of underfloor heating, off street parking, and intelligent controls for heating, lighting, and home security. The interior layout comprises the following: an abundantly illuminated and generously sized reception room, featuring floor-to-ceiling sliding doors that lead to a secluded rear garden. A separate kitchen, thoughtfully outfitted with state-of-the-art integrated appliances and a breakfast bar. Progressing to the upper floors, you'll encounter four additional bedrooms distributed across two levels, each accompanied by its own en-suite bathroom. The master bedroom takes it a step further with the inclusion of a spacious walk-in dressing room. The uppermost floor of the house offers an extra room that can easily serve as a study, fitness area, or accommodation for housekeeper or nanny. Vicarage Gate, nestled within a cul-de-sac, strategically places you mere moments away from the serene expanses of Hyde Park, as well as the wide array of bars, eateries, cafes, and transport connections found in Notting Hill, Kensington and Holland Park.

SANDERSONS
LONDON



EPC Rating: A **Council Tax Band:** H

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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