



Warwick Lane
Kensington, W14

CHESTERTONS





A spectacular one-bedroom apartment located within this state of the art luxury development.

The accommodation comprises an open plan kitchen / reception room, master bedroom and en-suite shower, double bedroom, shower room, balcony and a separate utility room. Further benefits include hard wood floors in the principal rooms and an abundance of bespoke joinery throughout.

Benefiting from state-of-the-art appliances, wooden floors, underfloor heating, large private terrace, walk in closet and 5 star facilities.

As a resident of Sherrin House you will have access to leisure facilities such as the gym, pool, spa and private cinema along with 24hr security and concierge service.

The development is positioned on the west side of Holland Park within easy of Kensington High Street. Furthermore, the motorway network giving access to both London Heathrow Airport and out to the countryside.

- One bedroom
- Balcony
- 24 hour concierge
- Access to spa facilities
- State of the art gym
- Furnished

£950 per week (£4,116.67 pcm)

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	82	82
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Fair energy efficient - higher energy costs

EU Directive 2002/91/EC

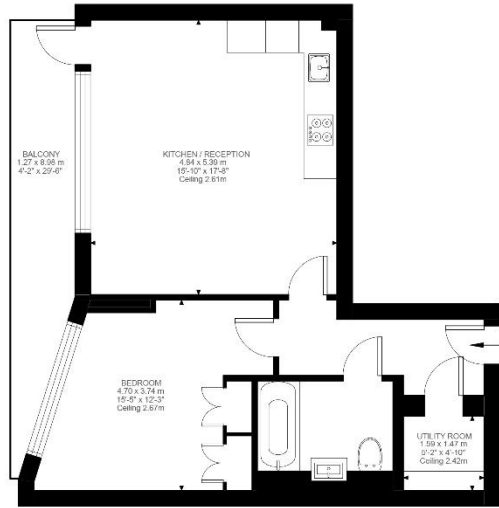
England, Scotland & Wales

Minimum Term: months
Deposit Required: £4,750.00
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: F
EPC Rating: B
Furnished

Chestertons Kensington Lettings

116 Kensington High Street
 Kensington
 London
 W8 7RW

kensingtonlettingsusers@chestertons.co.uk
 02079377260



Fourth Floor
618 ft²

Warwick Lane, W14
Approximate Gross Internal Area
57.40 SQ.M / 618 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable