



HALE HOUSE, DE VERE GARDENS

Kensington W8



AN EXCEPTIONAL FIFTH FLOOR LATERAL APARTMENT

This elegant transformation combines timeless architectural detailing with contemporary design, creating a refined and practical family home.

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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H

Tenure: Share of Freehold, approximately 971 years remaining
Service charge: £21,119.16 per annum (including reserve fund), reviewed yearly, next review due 2027

Guide Price: £8,250,000



COMPREHENSIVELY REDESIGNED & REFURBISHED

The layout has been carefully developed with family living in mind, with bespoke glazed double doors separating the principal living and entertaining rooms from the quieter bedroom accommodation, while maintaining a sense of light and flow throughout. The kitchen and dining room were designed as the functional and social heart of the home, providing a generous space for both everyday family living and entertaining.

Classical architectural detailing was reintroduced throughout apartment through handcrafted cornicing, coffered ceilings, panelled walls and deep skirting. These elements are complemented by luxury material finishes, including beautiful, engineered herringbone oak flooring, bespoke external timber doors leading to private front balconies. New sash windows and extended rooflights to allow additional light into the apartment. Quartzite and Marble worktops and finishes throughout.





The apartment boasts fully designed bespoke cabinetry with specialist finishes, including custom bookcases, wardrobes with fabric and leather panelling, bespoke veneer bathroom vanities. A layered lighting scheme brings warmth and depth to the interior, combining architectural lighting with decorative fittings in bronze, alabaster and crystal. The Lutron-controlled lighting and shading are discreetly integrated to provide contemporary comfort without detracting from the apartment’s architectural character. The apartment benefits from a full underfloor heating system, with additional radiators located in the steps to the front balcony and the primary bedroom and study. Cooling and supplementary heating for the whole property is provided through air conditioning, and extraction system. The mechanical setup includes a hot water cylinder, booster set and water leak detection. The hot water is heated via a gas boiler. Fire alarm system and intruder alarm systems are also installed to ensure the safety and security of the property, together with a dedicated door entry system. Throughout the project, careful attention was given to craftsmanship, proportion and material detail. The result is a beautifully designed and fully integrated home that balances traditional references with a contemporary yet sophisticated sensibility.

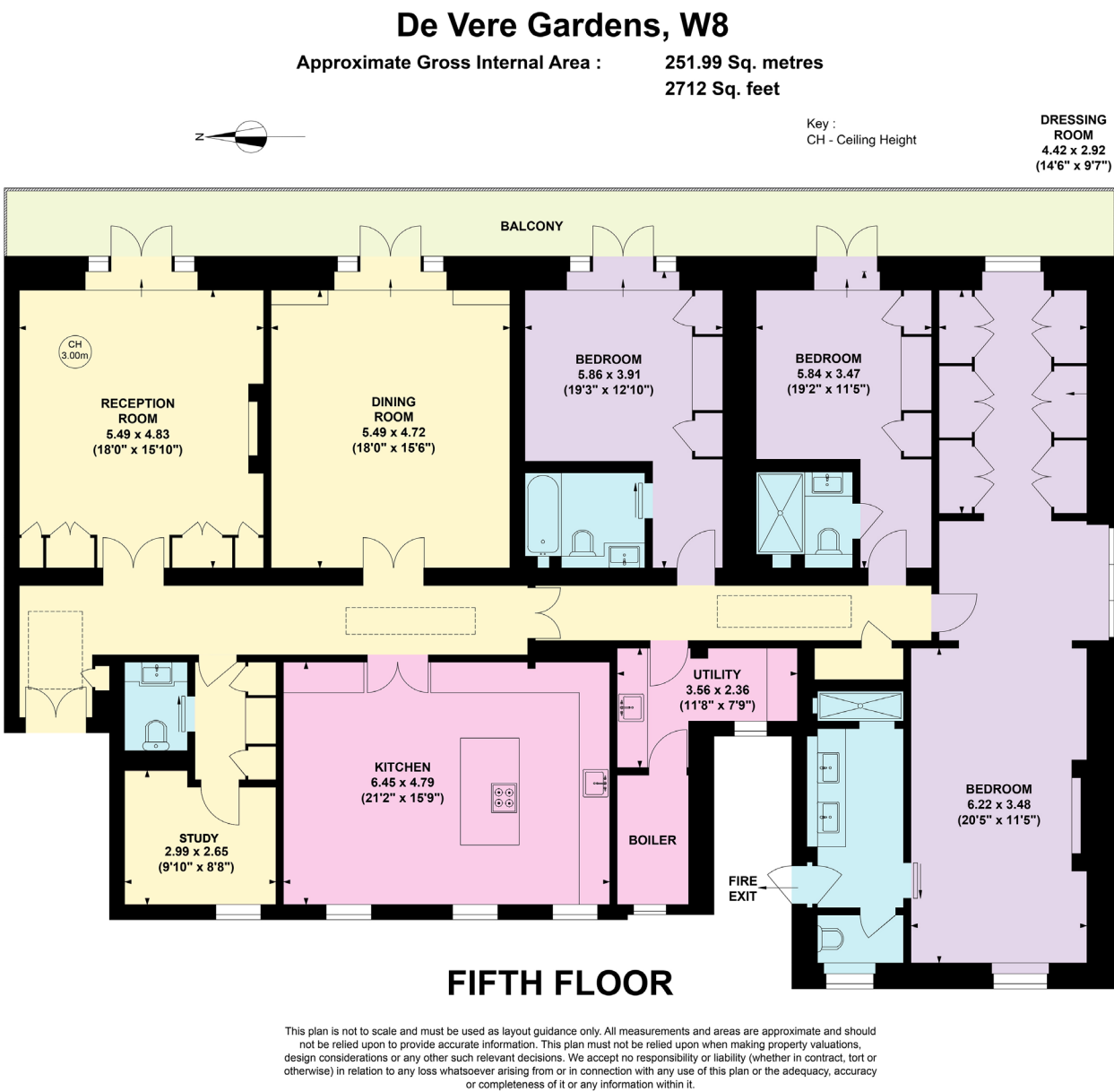
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SPECIFICATION

- Flooring - luxury engineered oak flooring laid in a herringbone pattern and manufactured by one of the UK's most prestigious flooring specialists, by Weldon
 - Cornicing - handmade fibrous-plaster cornices and ceiling roses, by The Cornice Centre
 - Bathrooms - Brassware by Gessi, Italian craftsmanship
- Stone and tiling - Mandarin Stone, high-quality natural materials
- Marble worktops - Cullifords
- Kitchen - Gaggenau appliances
- Taj Mahal Quartzite worktops
- Joinery - bespoke cabinetry, with premium wood veneers, fabric and leather, by Carpentry Di'Vision





Approximate Gross Internal Area = 251.99 sq m / 2712 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. (ID767266)

We would be delighted
to tell you more.

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