



An exciting new build, state of the art development positioned in the heart of Kensington, on Kensington Church Street. Designed by SPPARC Architects, this eye-catching building consists of four unique apartments with an emphasis on natural light, lateral living and open views. The distinctive façade is mainly constructed of floor to ceiling glass and an interlocking stone isosceles triangle design, sure to become one of Kensington's most recognisable landmarks.



LOCATION

During the 18th and 19th centuries, attracted by its location, wealthy individuals built grand mansions on the agricultural fields of Kensington. Today streets such as Kensington Palace Gardens, otherwise known as 'Millionaires' Row', provide some of the UK's most prestigious and expensive residential addresses, making the Royal Borough of Kensington and Chelsea one of the most exclusive areas in the UK.

The property is prominently located on an island site at the northern end of the street, bordered by Kensington Place and Edge Street and close to Notting Hill Gate Underground Station.

Kensington Church Street offers an extensive mix of independent galleries, organic food shops, wine shops and restaurants. At its southern end, the street has attracted a number of high class boutique fashion retailers.

The property is set to benefit from a number of exciting planned new schemes nearby and improvements to the public realm. These redevelopments will serve to reinforce the appeal of the immediate locality and enhance capital values.



CONNECTIVITY

Notting Hill Gate Underground lies just 200 metres to the north, served by the Central, Circle and District Lines; it provides an excellent gateway across London.

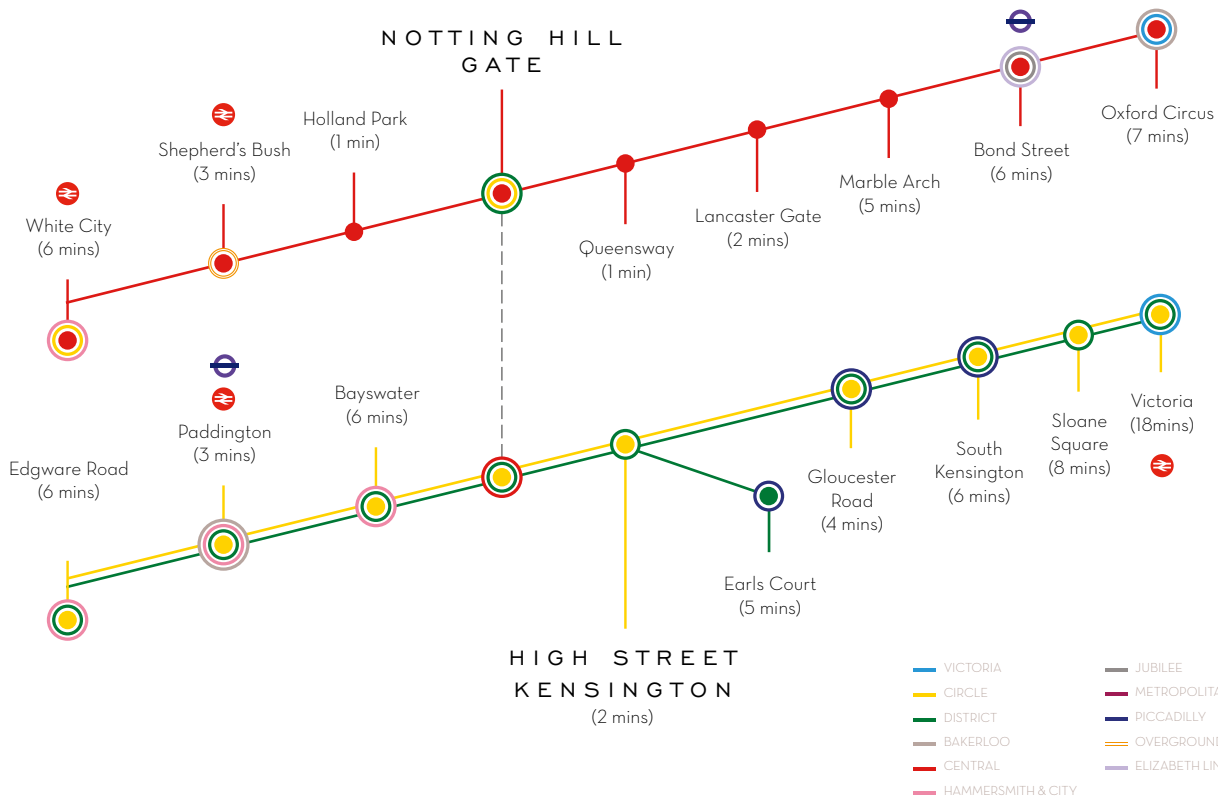
The property is also situated a 10 minute walk from Kensington High Street Underground which is serviced by the Circle and District Lines.

In addition, numerous bus routes pass along Kensington Church Street, Notting Hill Gate and Kensington High Street.

The closest main line station is London Paddington (1.2 miles) which provides national train links as well as the Heathrow Express. Paddington will also benefit from Crossrail (the Elizabeth Line) which is due to open in 2018. The line will transform connectivity across London, increasing rail capacity by 10%.



Not to scale - for indicative purposes only.



KENSINGTON CHURCH STREET

RBKC is considered to be London's most exclusive and affluent borough to reside in. It is the home of Kensington Palace, one of the Royal Residences, as well as some of the highest earning households in the UK. The area has long since been established as a hub for national and international wealth, which has undoubtedly been encouraged by a combination of attractive traditional housing stock, and a wide variety of retail, leisure and cultural amenities.

Kensington Church Street is neighboured by both Notting Hill Gate and High Street Kensington, both synonymous around the world for high end shopping and cuisine. Kensington Church Street benefits from its prominence to both streets whilst still retaining its own charm and boutique feel.



DESCRIPTION

The apartments themselves are tailored to the highest standards and all provide generous living/dining spaces, fully fitted kitchens, three double bedrooms and three en suite bath and/or shower rooms. Two of the units enjoy coded direct lift access and/or excellent outside space, particularly that of the penthouse roof terrace with super roof and tree top views across Kensington and central London beyond. Further features are the integrated zoned heating & cooling system throughout, the beautiful wide plank oak flooring, the oak finished doors and feature joinery as well as the individual Lutron lighting design and integrated Audio Visual solutions for each apartment.

The further specification includes:

Full Height Schueco glazing with insulated double glazed panels

Bespoke kitchens with fully integrated Miele appliances and Carrara marble

Carrara marble & Dornbracht fittings in the bathrooms

Bespoke wardrobe & storage

Integrated utility space with Miele appliances

Digital entry phone system

Monitored intruder alarms

24hr CCTV security monitoring of the outside of the main entrance and entrance lobby

Daily property management

The building also provides additional basement storage for each apartment as well as the option of securing off-street parking (by separate negotiation)







FLOOR PLANS



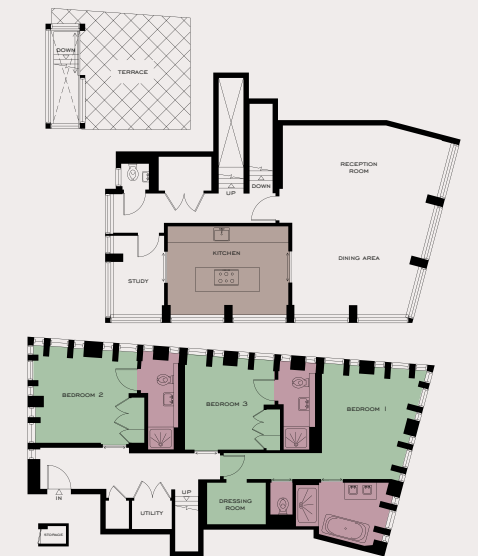
APARTMENT ONE
Second Floor



APARTMENT TWO
Third Floor



APARTMENT THREE
Fourth & Fifth Floor



APARTMENT FOUR
Fourth & Fifth Floor

■ BEDROOM
 ■ BATHROOM
 ■ KITCHEN

TERMS AND PRICING

Tenure	Ground rent	Service charge
Leasehold, new 999 year leases	Peppercorn	To be confirmed

Apartment No.	Gross Internal Area	Outside space	Asking price
1	1,924 sq ft	2 x roof terrace	£4,450,000
2	1,900 sq ft	n/a	£4,250,000
3	1,851 sq ft*	n/a	£4,450,000
4	1,894 sq ft*	Roof terrace	£4,950,000

NB *Including 7sqft of storage

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