







375 Kensington High Street, London W14







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PROPERTY PARTICULARS

Price: £5,500,000

Tenure:

Leasehold approx. 985 years remaining

Estimate service charge:

approx. £26,642.12 pa as per 2024

**Ground Rent:** approx. £1,700 pa (TBC)

**Service charge per parking:** approx. £650 pa

**Local Authorities:** R.B.K.& C.

**Council tax band:** H £3,017.96 pa 2024/25

**Stamp Duty:** £571,250 (first time buyer, main residence, UK resident)

£956,250 (second home, UK resident)

£ 681,250 (non-UK resident)

**Gross Internal Area:** approx. 2,137 Ft<sup>2</sup>/ 198.5 M<sup>2</sup>

**Floor Level:** 11 and 12

**Reception Room / Dining Room/**

**Open plan fully integrated island kitchen**

**Bedrooms:** 3 en-suite

**Walk-in-dresser** to the primary bedroom

**Bathrooms:** 3 x en-suite

**Guest WC**

**Utility room**

**Wraparound terrace**

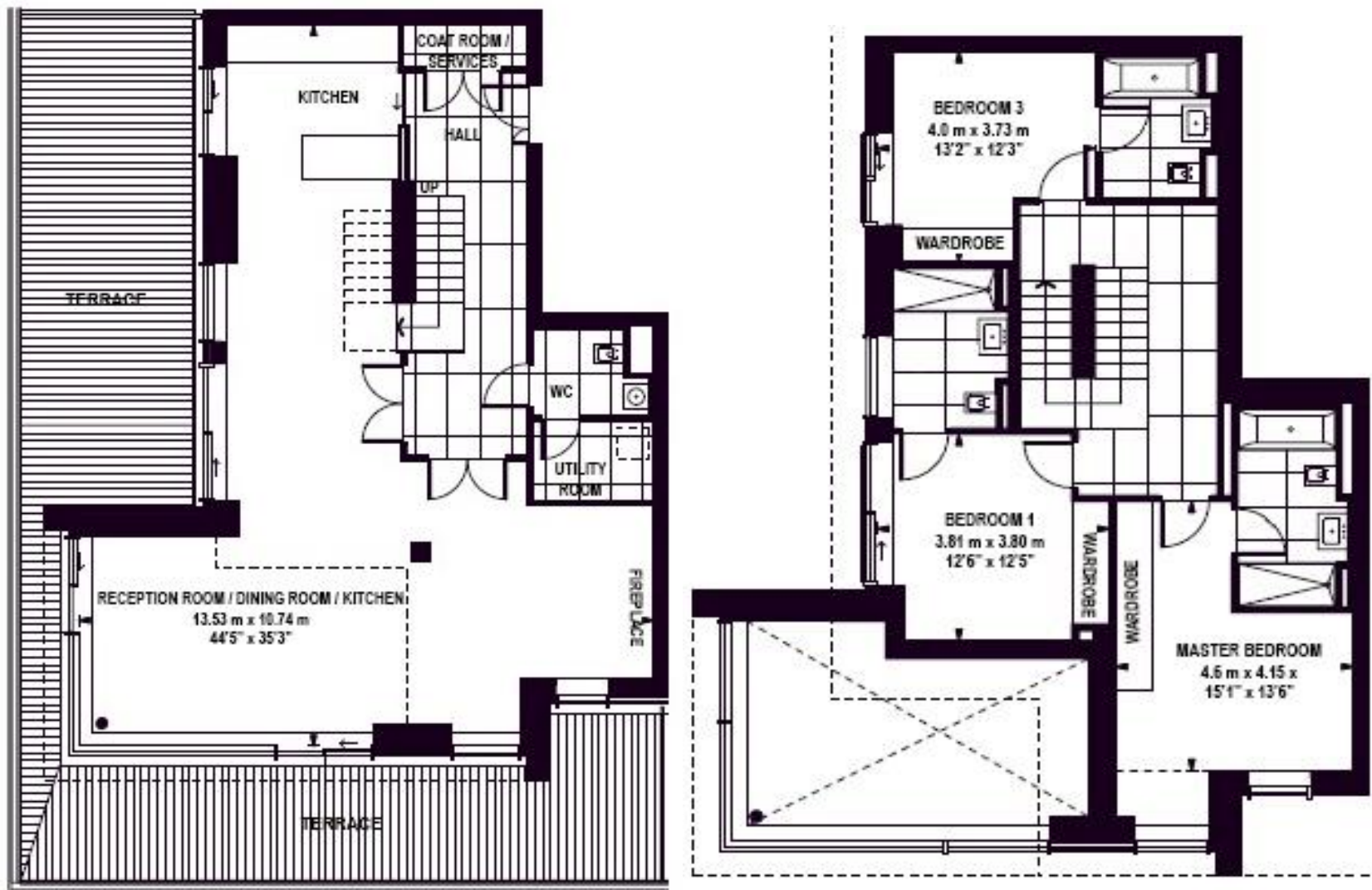
**Interior Designed**

**Parking:** two allocated parking spaces in a secure underground car park of the development are included in sale

**EPC:** B

- Duplex penthouse
- Comfort cooling , Zoned underfloor heating
- Wooden engineered timber flooring to the reception room,, tiling to bathrooms and hallways, woollen carpets to bedroom
- Contemporary fully integrated island kitchen
- Spacious utility room with washer / dryer
- Secure development with 24 hrs portage, CCTVs
- Communal swimming pool, gym, spa, sauna
- Communal study, business meeting room
- Communal garden

FLOOR PLAN



3 BEDROOMS – LEVEL 11/12

TOTAL AREA	198.5 sqm	2137 sqft
LIVING/DINING/KITCHEN	14656mm x 10744mm	48'1" x 35'3"
BEDROOM 1	6274mm x 4115mm	20'7" x 13'6"
BEDROOM 2	3810mm x 3785mm	12'6" x 12'5"
BEDROOM 3	4013mm x 3734mm	13'2" x 12'3"

*These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. Reservation fee: £55,000.00.*











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## NEAREST TRANSPORTATION LINKS

-  Kensington Olympia over ground {4min walk} (0.2 mile)
-  Kensington Olympia underground station {5min walk} (0.3 mile)
-  High Street Kensington underground station {15 min walk} (0.7 mile)
-  West Kensington underground station {13min walk} (0.6 mile)
-  Shepherd's Bush underground station {17min walk} (0.9 mile)

## LOCATION

### NEAREST AMENITIES

- Holland Park, W14 { 9 min walk} (0.4 mile)
- Westfield Shopping Centre {19 min walk} (1.2 mile)
- Royal Albert Hall {5 min by car} ( 1.3 mile)

- Equinox gym, Kensington W8 { 17 min walk} (0.8 mile)
- Olympia Exhibition Centre, W14 {4 min walk} (0.2 mile)
- Hyde Park {14 min by bus} (3.4 mile)
- Cromwell Hospital, W8 {15 min walk} (0.8 mile)

