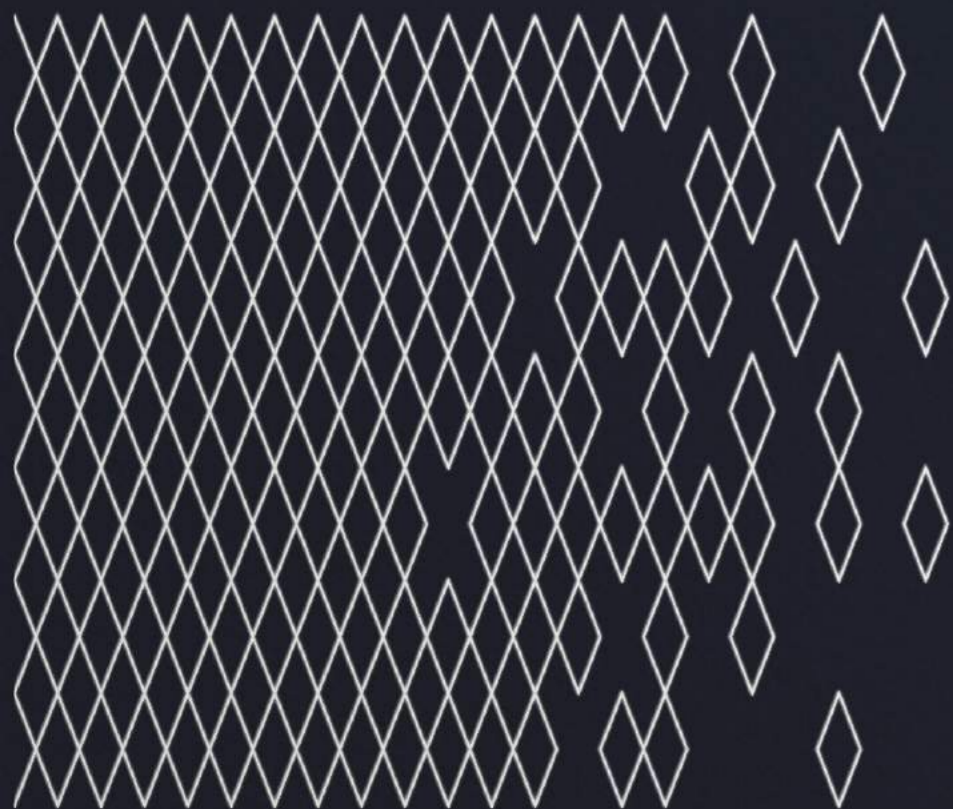




# Vicarage Gate House

KENSINGTON



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APARTMENT TWELVE



# ELEGANCE AND EXCLUSIVITY

Perfectly positioned between elegant High Street Kensington, fashionable Notting Hill and adjacent to the mansions of Kensington Palace Gardens, Vicarage Gate is undoubtedly one of the most prestigious addresses in the capital.

Meticulously designed by the award winning British firm, Eric Parry Architects, Vicarage Gate House is an exceptional collection of 13 exclusive apartments benefitting from allocated underground parking, a highly-trained concierge team and access to the private gym.



## MAKING AN ENTRANCE

A beautifully designed spacious entrance.





## LIGHT AND SPACE

Floor to ceiling windows accentuate the natural light and attractive views.





## ENTERTAINING IN STYLE

This vast living space balances original craftsmanship with modern luxury providing the ultimate living and dining experience.





# HEART OF THE HOME

A bespoke kitchen designed by Smallbone of Devizes complete with top of the range appliances for modern living.





## A SERENE SANCTUARY

All bedrooms are designed to aesthetically compliment the living areas and include underfloor heating and comfort cooling throughout.

# CALM AND COMFORT

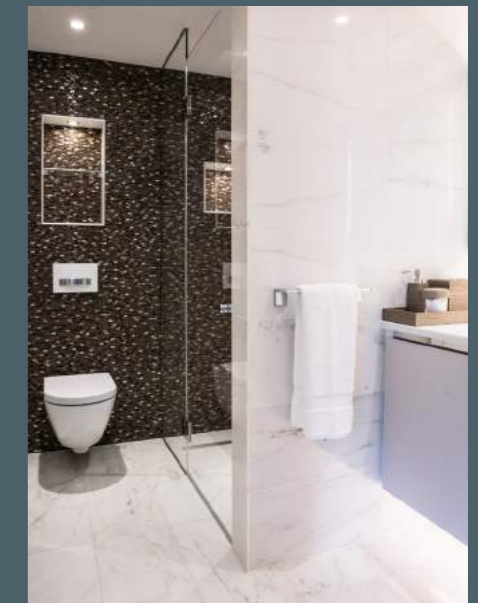
Exuding style, the bedrooms benefit from generous windows and soft ceiling lighting to provide a place of relaxation.





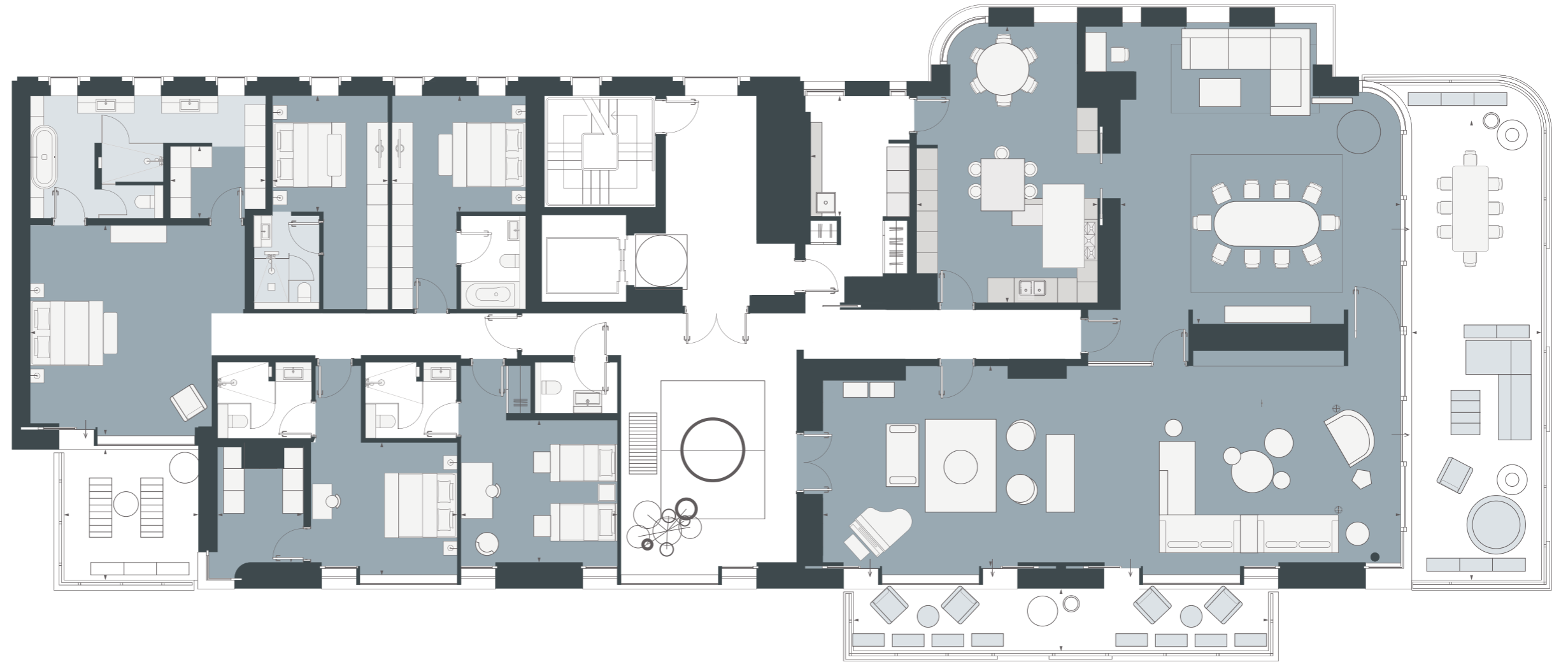
## INDULGE IN TRANQUILITY

En-suite bathrooms for all bedrooms are designed with modern fixtures and customised with the finest marble.



# FLOORPLAN

Apartment Twelve



Total Internal Area 484 sq m 5,205 sq ft

Tenure

999 year leasehold plus share of freehold

Fourth Floor Location





## CONCIERGE

Access to private facilities for all residents including around the clock concierge, security and valet parking in addition to a gym available exclusively to residents.



# NEIGHBOURS OF DISTINCTION

Vicarage Gate House is perfectly positioned to enjoy the best of London's art galleries and museums, pageantry and parks. With quiet, tree-lined avenues, a unique architectural heritage and royal connections, Kensington's friendly village atmosphere has attracted discerning residents for centuries. The open spaces around world-famous Kensington Palace are just a few minutes' walk away, while excellent transport links ensure Vicarage Gate is connected to all areas of this vibrant city.



Right: View of the Norwegian Embassy and Kensington Palace Gardens from Vicarage Gate House



# LONDON LIFE

## NEIGHBOURHOOD

- 1 Kensington Palace, 0.3 miles
- 2 Whole Foods Market, 0.3 miles
- 3 Royal Garden Hotel, 0.4 miles
- 4 Ottolenghi Delicatessen, 0.2 miles
- 5 Clarke's Restaurant, 0.2 miles
- 6 Gate Cinema, 0.5 miles
- 7 Kitchen W8, 0.6 miles
- 8 Launceston Place Restaurant, 0.7 miles
- 9 Princess Diana Memorial Playground, 0.8 miles
- 10 Royal Albert Hall, 0.9 miles
- 11 Serpentine Gallery, 0.9 miles
- 12 Portobello Market, 0.9 miles
- 13 C. Lidgate Butcher, 1.0 miles
- 14 Jeroboams Holland Park, 1.0 miles
- 15 The Ledbury Restaurant, 1.0 miles

## SURROUNDING AREA

- 16 Natural History Museum, 1.3 miles
- 17 Victoria and Albert Museum, 1.4 miles
- 18 Mandarin Oriental Hotel, 1.6 miles
- 19 Harvey Nichols, 1.7 miles
- 20 Harrods, 1.8 miles
- 21 Sloane Street, 1.8 miles
- 22 King's Road, 1.9 miles
- 23 Park Lane Hotels, 2.4 miles
- 24 Selfridges, 2.7 miles
- 25 Buckingham Palace, 2.9 miles
- 26 Houses of Parliament, 3.2 miles
- 27 National Gallery, 3.2 miles
- 28 The London Eye, 3.7 miles
- 29 Tate Britain, 3.8 miles
- 30 Royal Opera House, 3.9 miles
- 31 Royal Festival Hall, 4.0 miles



# SPECIFICATIONS

## TENURE

999 year lease

## SERVICE CHARGE

Approximately £10 per square foot per annum

## COUNCIL TAX

The properties will be in Band H of the Royal Borough of Kensington & Chelsea council tax charge, which is currently £2,124.66 per annum

## SECURITY

Concierge service will be provided at the premises 24 hours per day, 7 days per week.

A CCTV system has been installed to monitor entrances, lobbies, the car park and external parts within the curtilage of the property.

## WARRANTIES

Vicarage Gate Limited has insurance from Building Life Plans, a recognised provider, which provides the purchaser with the benefit of 10 years insurance backed cover against both structural and component defects.

## FINISHES AND FITTINGS

Bespoke feature entrance doors

Full-height oak internal doors to principle rooms

Bespoke finished ironmongery to internal doors

Element 7 Oak engineered flooring to hallways, living rooms and bedrooms

Flush timber skirtings to match flooring with shadow gap detailing throughout

## LIGHTING

Mood lighting controlled via a fully adjustable computerised Lutron touch screen

Recessed down lighting, feature trough lighting and 5-amp lighting circuits throughout

Additional wiring provided to enable picture lighting

## AUDIO SYSTEM

Pre-wired for sound to all rooms (excluding guest cloakroom)

Wired for surround sound to living rooms and media rooms

Sky Home Integrated Reception System to all apartments. Satellite integrated to living rooms and bedrooms

Telecom / Data CAT5 structured cable points located in all reception rooms, bedrooms and kitchen / breakfast rooms

## HEATING AND VENTILATION

Underfloor heating throughout. Comfort cooling to living rooms and bedrooms controlled via integrated touch screen

Whole house ventilation system with fresh air supply featuring heat recovery

Set-back system for when property is unoccupied

## KITCHEN

Bespoke kitchen designed, fitted and hand finished by Smallbone of Devizes

Granite work surface (duplex / lateral apartments)

Agglomerate work surface (penthouse finish apartments)

Fully integrated appliances by Wolf and Gaggenau

(Sub-Zero in penthouse finish apartments)

High-level integrated oven

900 mm 5 burner hob and extractor

Combination grill / microwave oven

Dishwasher

Fully integrated glass-fronted wine cooler



## UTILITY ROOM

There is a separate utility room with sink, washing machine, tumble dryer and storage in addition to two gas hobs and oven for catering.

## BATHROOMS

Italian sanitary ware and German brassware have been selected from the latest designs for contemporary bathrooms.

Bespoke vanity units and illuminated mirror cabinetry are provided.

All bathrooms are clad in marble.

Sophisticated tones have been selected to compliment both walls and floors.

The master suite has a feature bath, large shower, WC and double washbasin. Second and third bedroom en-suites are appointed with showers, WC's and washbasins.

## STORAGE

Molteni & C wardrobes / dressing areas in all bedrooms

Provision for storage lockers in the basement

Coat storage in each apartment



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Important Notice: Vicarage Gate Ltd and its appointed agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and layouts are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents or that the services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

3. These are illustrations to show the layout of the accommodation only. To view the architectural and structural items included on these accommodation layouts, please request the architectural plans from the marketing suite.

These details are correct at date of print: August 2016.  
 Jointly developed by Vicarage Gate Ltd and Northacre Plc.

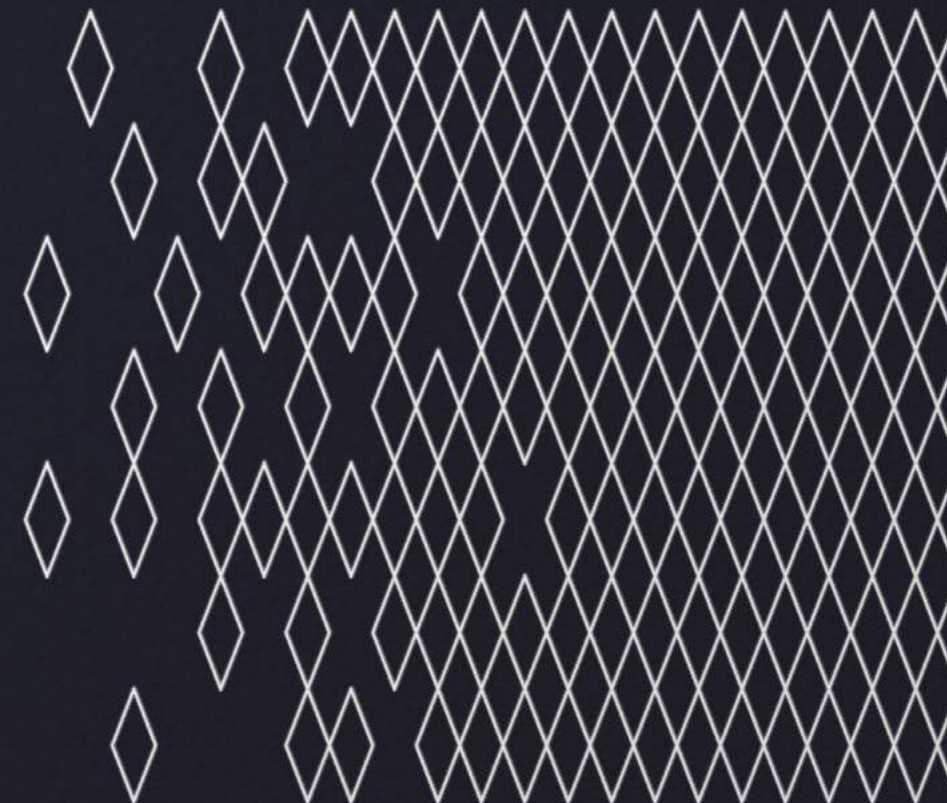
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