

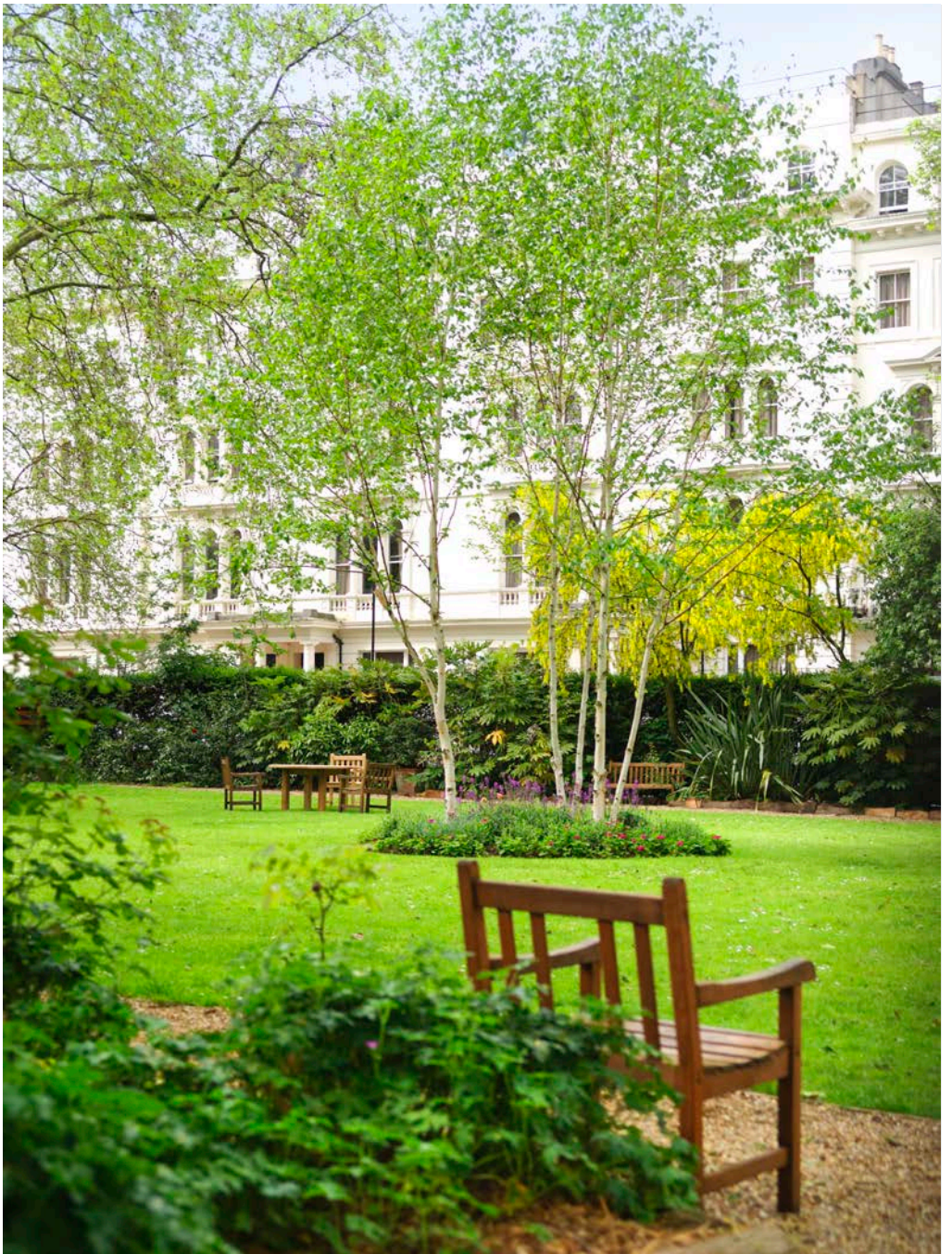


Exterior

22 Kensington Gardens Square
Computer Generated Image

TWENTY
TWO

KENSINGTON
GARDENS SQ



Kensington Gardens Square



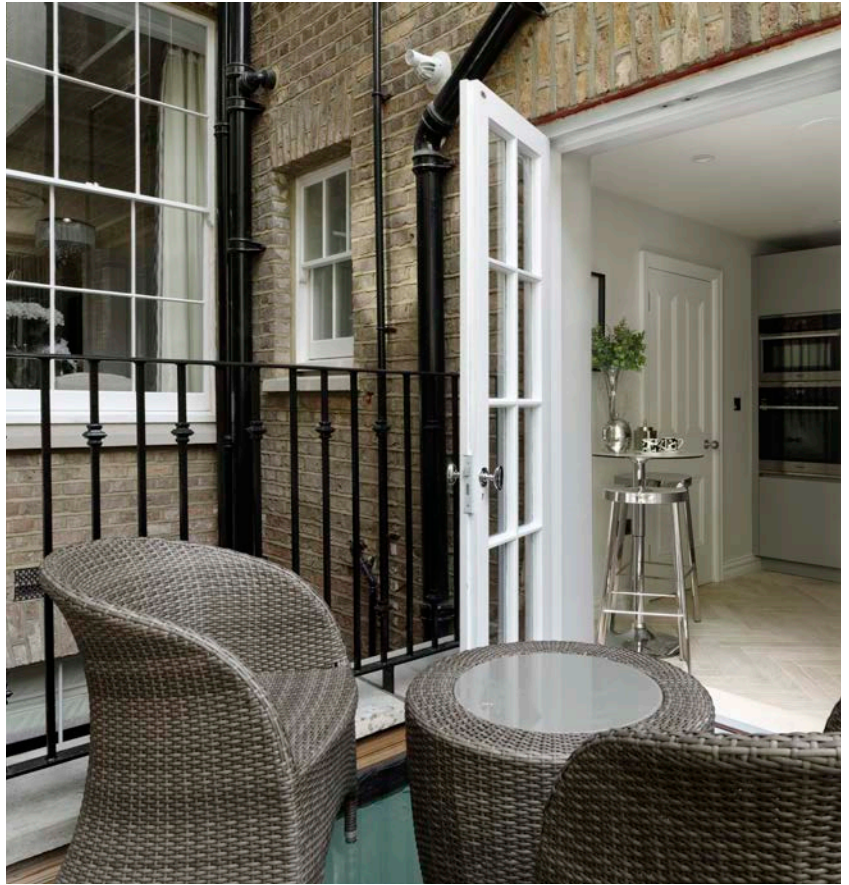
Bedroom
Photography of Show Apartment



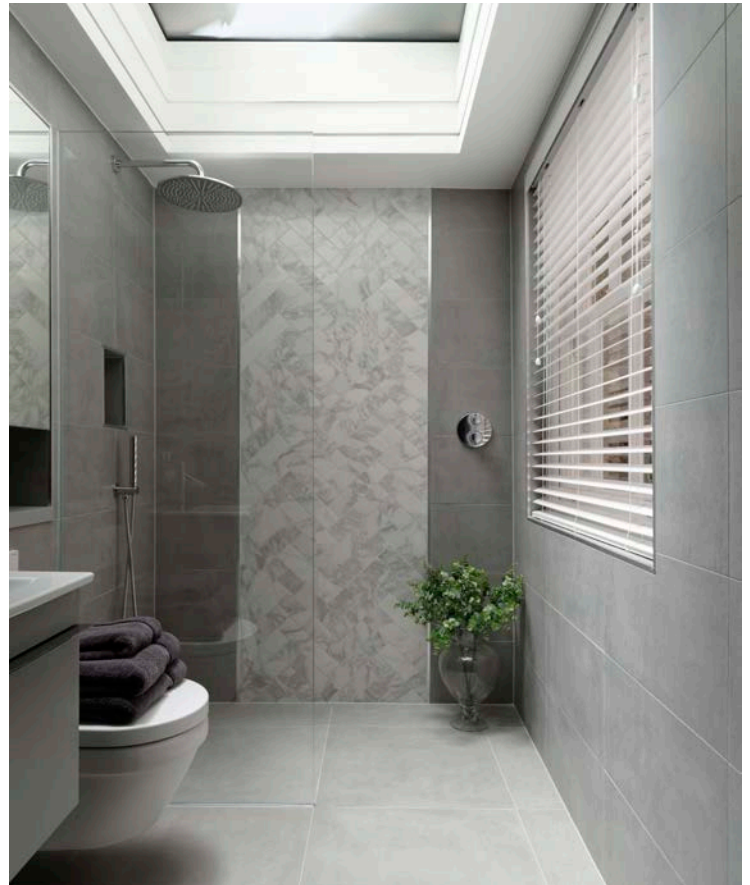
Study
Photography of Show Apartment



Living Room
Photography of Show Apartment



Dining Room
Photography of Show Apartment



Bedroom One Ensuite
Photography of Show Apartment



Kitchen
Photography of Show Apartment



Details

Originally built as a private residence in 1858 by Henry de Bruno Austin, the Grade II listed property has a number of features that have been meticulously restored or replicated where necessary



to the highest level of craftsmanship, including striking arched windows, staircase balustrades, intricate cornicing, ceiling roses and original fireplaces.

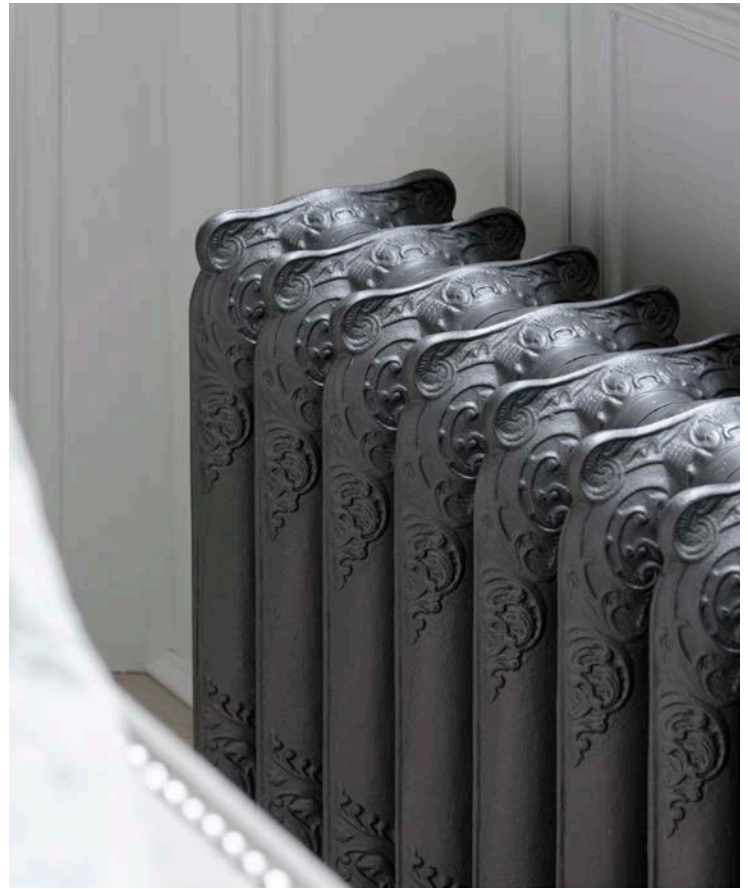


Details
Photography of Show Apartment



Specifications

Photography of Show Apartment



Kitchens

- Contemporary award-winning bespoke kitchens by Roundhouse (www.roundhousedesign.com)
- Silestone worktops throughout
- Mirrored glass splashbacks
- Integrated Miele appliances including induction hob with onset controls
- Integrated multi function Miele ovens and dishwashers
- Integrated Siemens fridge freezers
- Flush integrated Westin kitchen extractors
- Franke undermounted basins
- Quooker hot water taps providing boiling water on demand
- Feature LED lighting
- Washer/dryer (in separate utility area)

Bathrooms

- Luxurious individually designed bathrooms
- Villeroy and Boch Venticello sanitaryware with a sophisticated finish
- Villeroy and Boch feature furniture in stone grey with chrome handles
- Hansgrohe brassware featuring wall mounted taps and thermostatic shower valves
- Fully tiled bathrooms with feature herringbone panels
- Walk-in showers with frameless glass enclosures
- Bespoke mirrored bathroom cabinets with LED lighting details
- Freestanding feature baths to all master enSuites

Heating and Electrical

- Feature period floor mounted radiators
- Feature period fire surrounds and mantels with bio-fuel

fires in reception rooms and master bedrooms

- Electric underfloor heating to all bathrooms
- Feature pendant lights to reception rooms, some kitchens and some bedrooms
- Feature ankle lights to entrance halls
- Recessed downlights to bathrooms
- Comfort cooling to selected apartments
- External lighting to terraces to Apartment 1 & 23 Kensington Gardens Square
- Telephone points to key spaces
- TV/Satellite points to all living rooms and master bedrooms
- Mains operated smoke alarm with battery back-up

Technologies

- Programmable Rako mood lighting to key spaces
- Dimmers to other bedrooms and bathrooms
- Ceiling or wall mounted Kef speakers to key spaces
- Pre-wire for multi-room audio entertainment system, e.g. Sonos or equivalent
- Colour video door entry system
- Terrestrial and Sky satellite feeds

Finishing Touches

- A rarely available Grade II listed building with retained and restored architectural features
- Original cornice work throughout, with the equivalent new cornice installed where appropriate
- Many original ceiling roses have also been retained and restored to their former glory
- Bespoke oak herringbone parquet flooring installed in reception/dining areas, hallways and kitchens
- High quality twist carpet to all bedrooms

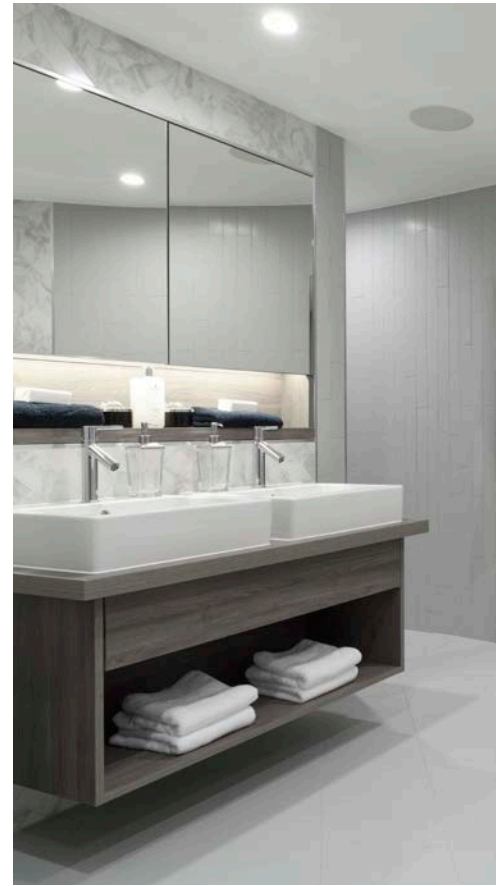
- Many original staircases retained and restored including the communal staircase
- Retained hardwood handrail and intricate metalwork balustrading on staircases
- New windows throughout to replicate the originals
- Bespoke paneled timber doors with stainless steel ironmongery
- Period 'beehive' style door knobs
- Bespoke timber wardrobes to master bedrooms
- Bespoke lacquered wardrobes to second bedrooms
- Bespoke dressing room in Apartment 2
- Walk-in dressing room to master in Apartment 1
- Nickel black light switches and power sockets
- Two private terrace spaces to Apartments 1 & 23 Kensington Gardens Square with external lighting

External Spaces

- All private lower ground external spaces to have York Stone
- Original wrought iron handrail, railing and staircases to the front lightwells
- Feature portico lighting to the entrance doors
- Located in the prestigious Kensington Gardens Square
- Residents will be able to access the private gardens upon application after completion of purchase
- Residents will be able to apply for parking permits after completion of purchase

Guarantees

- Two year Fruition Properties post completion warranty
- The peace of mind of the CRL 10 Year Structural Defect Policy upon legal completion



Photography taken of Fruition Properties' developments

THE DEVELOPER

Fruition Properties is a boutique London developer, with an extensive reputation for harmonious, innovative and design-led homes.

Our portfolio is diverse in both scale and character, taking a bespoke design approach to each individual scheme. We have developed luxury apartments, exceptional town-houses and undertaken sympathetic conversions of heritage buildings. All are developed with people at the centre, from first time buyers, to young professionals, families or selling agents looking for capital growth.

The properties we build combine a creative, considered, intelligent design philosophy with exceptional attention to detail and commitment to both innovation and the environment.

With specialist in-house construction, consulting, planning, development and finance teams we are able to deliver consistently exceptional homes and maximise the potential of every site. This, combined with an in-house property management team, provides a personal, seamless process and complete peace of mind.



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