Charles House, 375 Kensington High Street, London, W14

£2,300,000, Leasehold

A beautifully appointed tenth floor 3 bed apartment with large balcony at 375 Kensington High Street designed by St Edward Homes.

The apartment is situated within the prestigious Royal Borough of Kensington and Chelsea and benefits from a luxurious leisure suite with pool and spa, private cinema, business suite and 24 hour concierge provided by Harrods.

Due for completion in March 2014 Charles House will be part of the most exciting new development in Central London.

Photos and EPC are for representative purposes only.

- 3 bedrooms
- 2 bathrooms
- Terrace
- 24 hour porter
- Spa and leisure facilities
- 1,064 sq ft
3 Bedroom – Levels 9 and 10

<table>
<thead>
<tr>
<th>ROOM</th>
<th>Total Area</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING/DINING/KITCHEN</td>
<td>7112mm x 3662mm</td>
<td>23'4&quot; x 12'0&quot;</td>
</tr>
<tr>
<td>BEDROOM 1</td>
<td>7112mm x 3464mm</td>
<td>23'4&quot; x 11'4&quot;</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>5656mm x 3400mm</td>
<td>18'6&quot; x 11'3&quot;</td>
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<tr>
<td>BEDROOM 3</td>
<td>5656mm x 2160mm</td>
<td>18'6&quot; x 9'1&quot;</td>
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</tbody>
</table>

Apartment 1, 10C is handed and has no outdoor terraces.
This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.