

Provisional

Vicarage Gate House, Vicarage Gate  
London, W8

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Vicarage Gate House is an exquisite new development

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

3 Bedrooms | 3 Bathrooms | Flat | Upper Floor | Roof Terrace | Porter/Caretaker | Very Good decoration | 2519 Approx Sq Ft

**Asking Price £7,250,000 Leasehold**

## Description

Vicarage Gate House is an exquisite new development of just 13 exceptional apartments designed by leading London architect, Eric Parry. 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.

Around the clock concierge services, a tranquil landscaped garden, private gym and secure underground car parking are available exclusively to all residents. Each apartment has been designed to complement both sophisticated entertaining and modern day living. The apartments benefit from private outside space, whether it be a south facing garden or a magnificent terrace designed to enhance the living area of each apartment. Custom-fitted, bespoke kitchens have been selected for each apartment at Vicarage Gate House from renowned British kitchen company, Smallbone of Devizes. Adapted especially for this project from their exquisite Macassar range, each kitchen will be hand-built and hand-finished by their skilled craftspeople. The quality and design of each kitchen is complemented by fully integrated appliances from Wolf, Gaggenau and Sub-Zero and will cater to every need of the discerning chef.

Residents will benefit from state-of-the-art technology within their new home. Under floor heating and comfort cooling enables the Control of the ambient temperature perfectly. This is complemented by an ultra sophisticated

lighting panel and fingertip controlled audio/visual system.

## Outside

A landscaped courtyard at ground floor level complements the concierge area with beautiful planting and imaginative lighting.

## Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

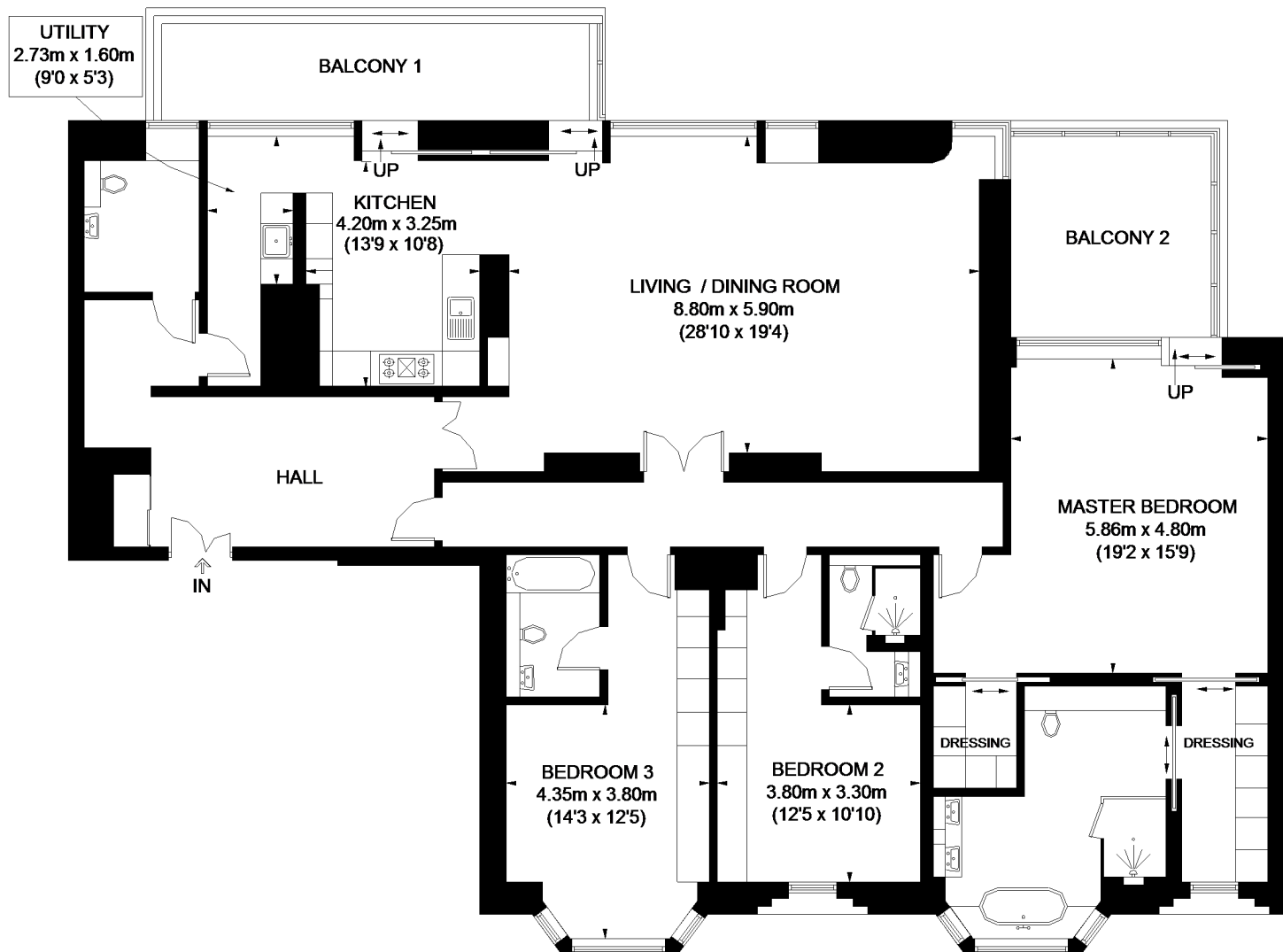
Tenure :- Leasehold 999 years

Service charge :- TBC

Car parking available at a cost of £175,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



# VICARAGE GATE HOUSE



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY  
APPROXIMATE GROSS INTERNAL AREA  
2518 SQ. FT. (234 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID246689)

## FIRST FLOOR

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



