

VICARAGE GATE HOUSE

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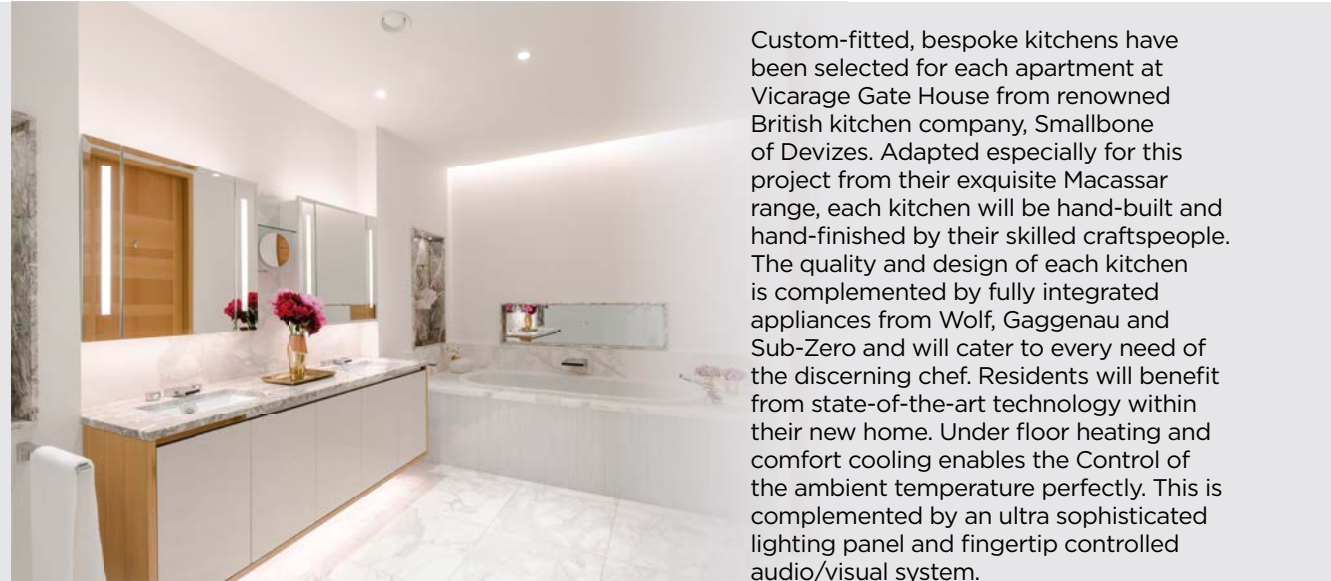
A UNIQUE LATERAL FOUR BEDROOM APARTMENT ON THE FIRST FLOOR OF A BOUTIQUE DEVELOPMENT DESIGNED BY LEADING LONDON ARCHITECT, ERIC PARRY.



Perfectly positioned between High Street Kensington, fashionable Notting Hill and adjacent to the mansions of Kensington Palace Gardens. 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.

SITUATION

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ADDITIONAL

Tenure | Leasehold 997 years approx

Service Charge | (Estimated) April 2017 to 31 March 2018 :- £39,170.40 or £9.11 per sq ft service charges





APPROXIMATE GROSS
INTERNAL AREA
4,299 SQ FT - 399.4 SQ M



For clarification, we wish to inform prospective purchasers that we have prepared these sale 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. 349495

Brochure by **capital group** 020 8671 5448

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