



Sherrin House, Warwick Lane, London, W14 8FN

£1,650,000

CITYZEN ARE EXCITED TO OFFER FOR SALE A RECENTLY BUILT LUXURY "ST EDWARDS" APARTMENT IN WEST KENSINGTON

The spacious accommodation includes a dual aspect reception room with access to a 30 foot terrace and an open plan fully fitted kitchen. The master bedroom benefits from access to the terrace and a walk in closet and luxury En-suite bathroom. The second bedroom is a spacious double and has use of a shower room located off the hallway. The apartment further benefits from ample storage including a spacious utility cupboard located off the hallway

Residents of this beautiful development can enjoy 24 hour hotel style concierge services, gym, fitness studio, sauna & steam rooms, bespoke swimming pool and a cinema

There is a residents only central garden square offering an oasis in the middle of London.

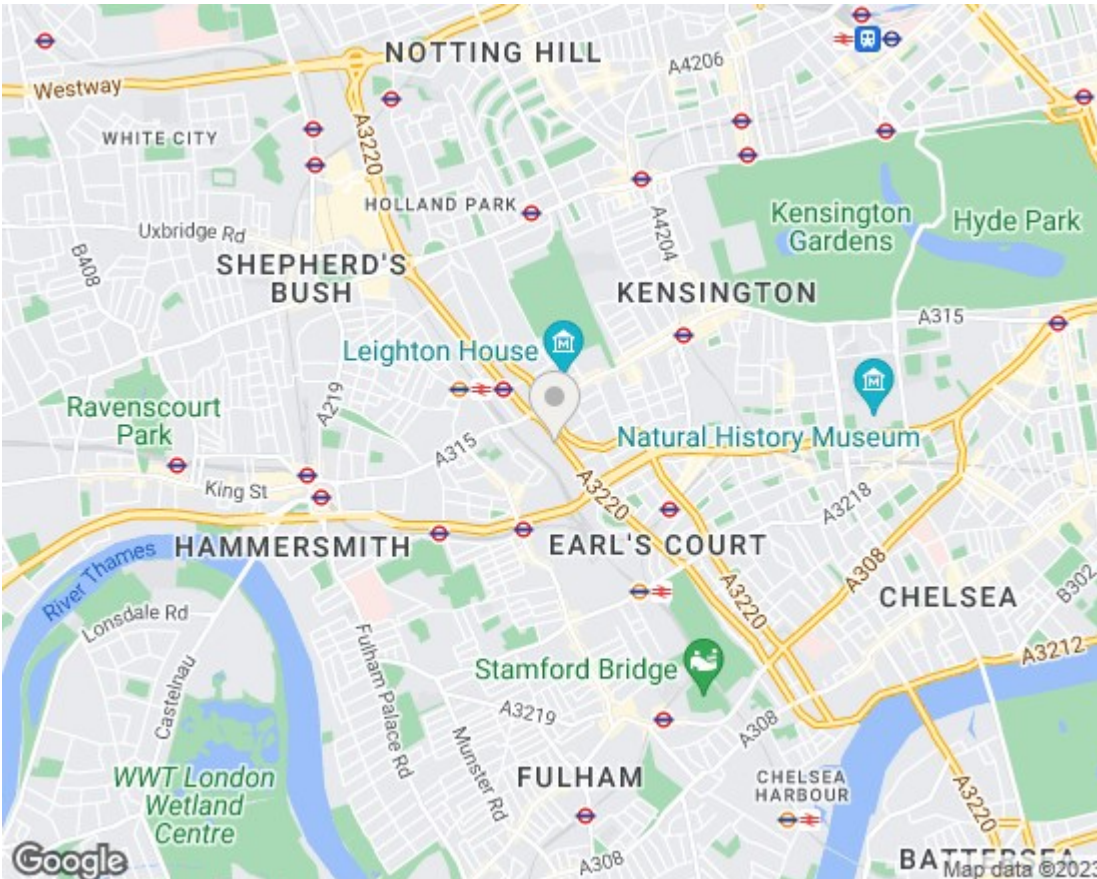
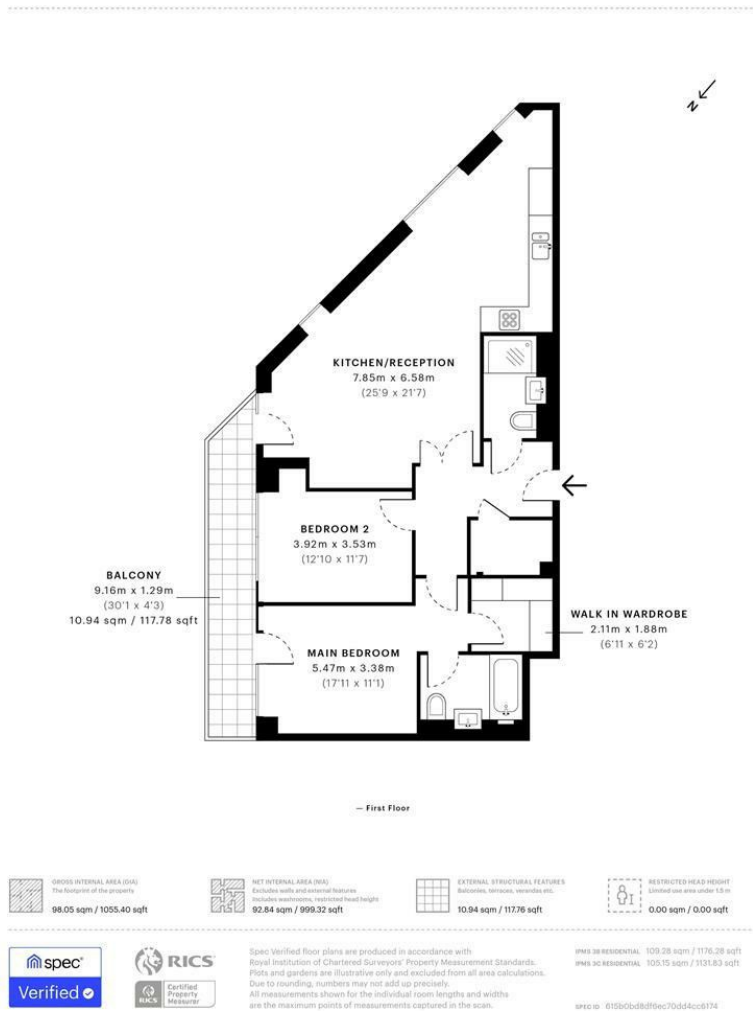
Service charge TBC per annum
Ground rent £700 per annum
Lease: 997 remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- NEW TO THE MARKET
- OVER 1055 SQ FEET
- DUAL ASPECT RECEPTION
- COMFORT COOLING
- TWO BEDS & TWO BATHS
- 30 FOOT TERRACE
- POOL, GYM & CONCIERGE
- ROYAL WARWICK SQUARE W14
- BUILT BY "ST EDWARDS"
- EASY ACCESS TO KENSINGTON HIGH ST

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- RECEPTION ROOM
- KITCHEN
- BATHROOM
- RECEPTION ROOM
- BEDROOM
- BEDROOM
- BEDROOM
- BEDROOM
- SHOWER ROOM
- PRIVATE TERRACE
- SHERRIN HOUSE
- BUILDING ENTRANCE
- RESIDENTS GYM
- LOBBY
- RESIDENTS POOL
- RESIDENTS POOL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.