



Warwick Lane, W14

## Warwick Lane, W14

Landstones are proud to offer for sale this stunning, stylish two-bedroom apartment located in the brand new Royal Warwick Square development.

Situated in Sherrin House this apartment has been designed to offer modern luxurious living in the heart of Kensington.

With a spacious reception hallway leading through to your open plan living room with modern fitted kitchen and large sliding patio doors through which you access your own private terrace this apartment is perfect for entertaining at home or just enjoying the intimate surroundings with family.

The large master bedroom suite features bespoke built in wardrobes and dressing area and also a large en suite bathroom with bathtub. The second bedroom is a large double, perfect for guests of family.

Residents also benefit from an on-site 24 hour concierge and private Residents Leisure Facilities including Swimming Pool, Gymnasium, Spa and Cinema.

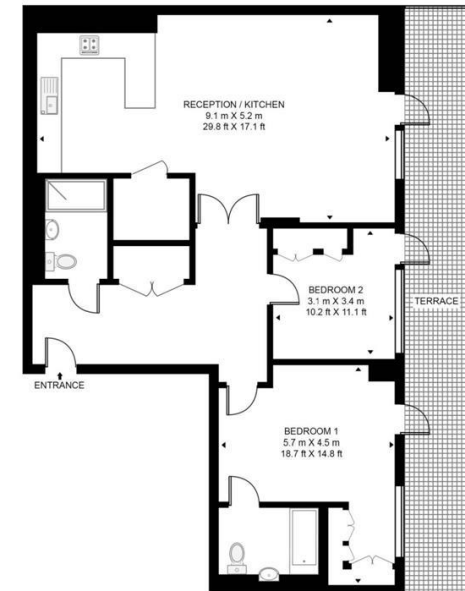
Council Tax Band: G (Kensington and Chelsea)  
Tenure: Leasehold

Air Conditioning, Private Terrace, 24 Hour Porter, Gym, Lift

**Asking price: £1,495,000**



**SHERRIN HOUSE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1137 SQ.FT (105.6 SQ.M)



LOWER GROUND FLOOR

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

020 7096 9476

contact@landstones.co.uk