

Trinity House
377 Kensington High Street
LONDON W14





A luxury and beautifully presented 2 bedroom duplex apartment situated in the renowned 375 Kensington High street development.

Designed to a high specification, the property comprises an open plan kitchen/reception room on the ground floor along with a guest cloakroom and two bedrooms, two bath/shower rooms (one en-suite) on the lower ground floor with access to a private patio.

There is 24 hour concierge, resident only leisure facilities, including a vitality pool, swimming pool, gym, cinema room and a business suite.



Leisure Facility



ACCOMMODATION

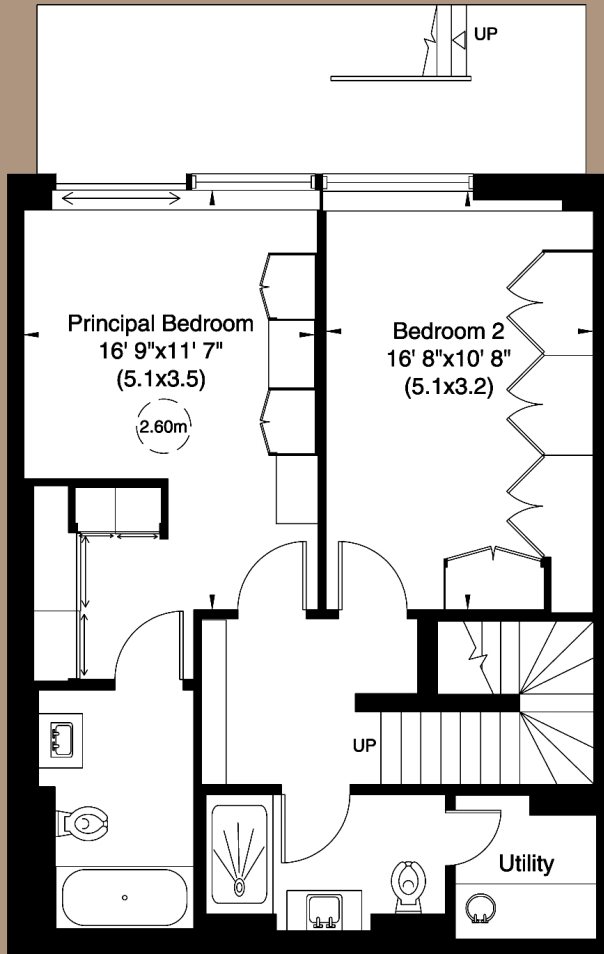
Entrance Hall
Kitchen/Reception Room
Principle Bedroom with En-Suite Bath Room
Bedroom Two
Shower Room
Cloakroom
Patio
Parking Space (Non-Allocated)
24 hour Concierge
Resident Only Leisure Facility.

TERMS

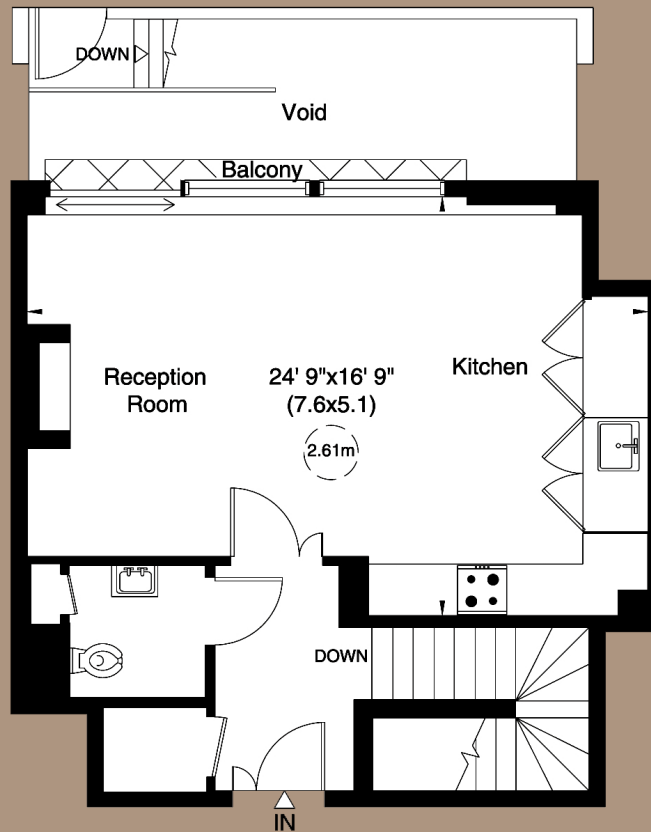
Tenure
Leasehold – 999 Years from 1st January 2011 plus a share of freehold
Local Authority
The Royal Borough of Kensington and Chelsea
Service Charge
Approximately £12,146.00 pa (paid half yearly) year ending 31st December 2022
Council Tax
Band G
Guide Price
£1,750,000 subject to contract



APPROX. GROSS INTERNAL AREA
1,199 SQ FT - 111 SQ M



Lower Ground Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HOLCROFT
PROPERTY CONSULTANTS

+44 (0) 7957 118 884

45 Pont Street, SW1X 0BD

thomas@holcroftpropertyconsultants.com

All information in this document is correct to the best of our knowledge at the time of going to print (February 2023). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.