

Vicarage Gate House

KENSINGTON





A collection of 13 exceptional apartments





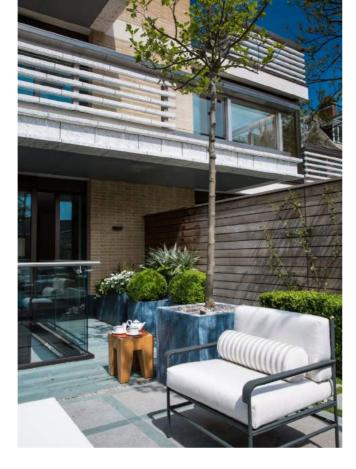




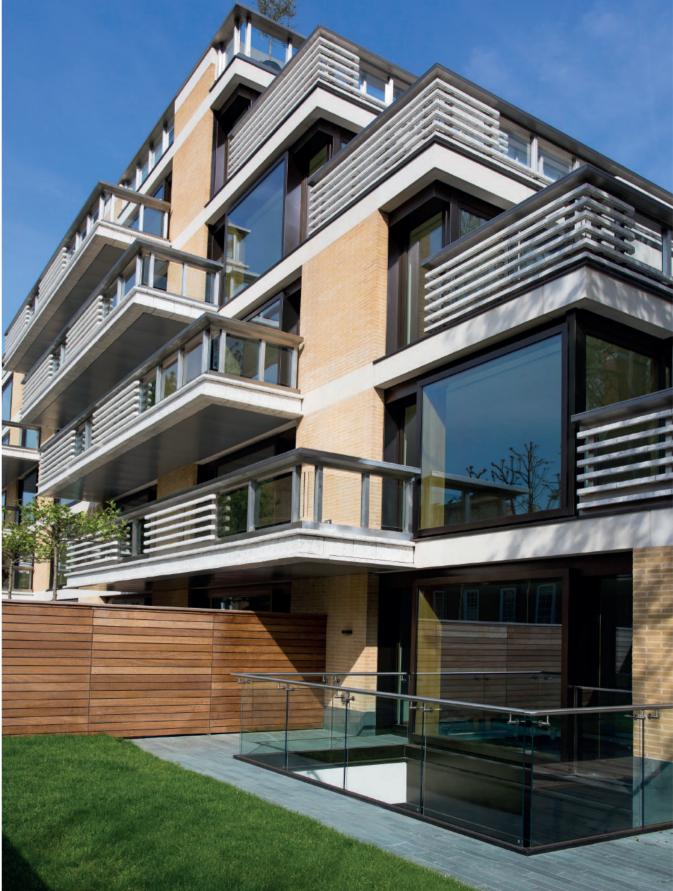
Timeless Elegance

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

Perfectly positioned between the convenience of High Street Kensington; the fashionable shops of Notting Hill; and adjacent to the elegant mansions of Kensington Palace Gardens, Vicarage Gate is undoubtedly one of the most prestigious addresses in the capital.













The finest amenities

Each meticulously designed apartment has access to a range of private amenities including concierge service, on-site gym and underground valet parking.







Space and Light

Each three, four and five bedroom apartment has been meticulously designed to complement both sophisticated entertaining and modern family living. The apartments benefit from either private south-facing outside space, or a magnificent terrace designed to enhance the living area of each apartment.

















Technology and craftsmanship

Carefully selected bespoke kitchens from Smallbone of Devizes are a custom feature of each apartment. Adapted specially for this project from their exquisite Macassar range, each kitchen will be hand-built and hand-finished by their skilled craftspeople.

The refinement of each kitchen is complemented by fully integrated appliances from Wolf, Gaggenau and Sub-Zero, catering to every need of the discerning chef.









A serene sanctuary

Each high specification apartment has been designed with the comfort of the individual in mind. Underfloor heating and comfort cooling ensures you can control the ambient temperature perfectly. This is complemented by an ultra sophisticated lighting panel and fingertip controlled audio-visual system.











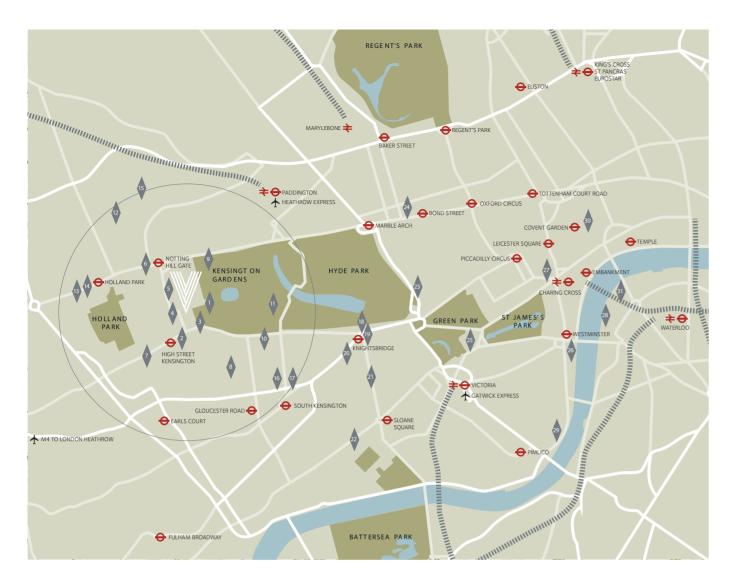
In good company

Vicarage Gate House is perfectly positioned to enjoy the best of London's art galleries and museums, pageantry and parks.

With quiet, tree-lined avenues, a unique architectural heritage and royal connections, Kensington's friendly village atmosphere has attracted discerning residents for centuries. The open spaces around world-famous Kensington Palace are just a few minutes' walk away, while excellent transport links ensure Vicarage Gate is connected to all areas of this vibrant city.







A microcosm of London life

Neighbourhood

- 1 Kensington Palace, 0.3 miles
- 2 Whole Foods Market, 0.3 miles
- 3 Royal Garden Hotel, 0.4 miles
- 4 Ottolenghi Delicatessen, 0.2 miles
- 5 Clarke's Restaurant, 0.2 miles
- 6 Gate Cinema, 0.5 miles
- 7 Kitchen W8, 0.6 miles 8 Launceston Place Restaurant, 0.7 miles
- 9 Princess Diana Memorial Playground, 0.8 miles 24 Selfridges, 2.7 miles
- 10 Royal Albert Hall, 0.9 miles
- 11 Serpentine Gallery, 0.9 miles 12 Portobello Market, 0.9 miles
- 13 C. Lidgate Butcher, 1.0 miles
- 14 Jeroboams Holland Park, 1.0 miles
- 15 The Ledbury Restaurant, 1.0 miles

Surrounding area

- 16 Natural History Museum, 1.3 miles
 - 17 Victoria and Albert Museum, 1.4 miles
 - 18 Mandarin Oriental Hotel, 1.6 miles
 - 19 Harvey Nichols, 1.7 miles
 - 20 Harrods, 1.8 miles
 - 21 Sloane Street, 1.8 miles
 - 22 King's Road, 1.9 miles
 - 23 Park Lane Hotels, 2.4 miles

 - 25 Buckingham Palace, 2.9 miles
 - 26 Houses of Parliament, 3.2 miles
 - 27 National Gallery, 3.2 miles
 - 28 The London Eye, 3.7 miles 29 Tate Britain, 3.8 miles
 - 30 Royal Opera House, 3.9 miles
 - 31 Royal Festival Hall, 4.0 miles







Clockwise from top left: Royal Albert Hall. Serpentine Sackler Gallery. Natural History Museum





A vibrant neighbourhood in a dynamic city

With excellent international schools, local Michelin star restaurants and an art house cinema on the doorstep, Vicarage Gate House is ideally located for every kind of amenity. The local shopping streets of Kensington Church Street and High Street Kensington are home to quality high street names, bijou boutiques and niche retailers.

Cosmopolitan cafés, gourmet bakeries and excellent local public houses also cater to the area's international residents.

Vicarage Gate House offers residents spectacular lateral living in a contemporary building at the centre of London's most architecturally beautiful, sophisticated and cosmopolitan urban village.









Above left: Westbourne Grove, Notting Hill Above right: Holland Park



Specifications

Finishes and Fittings

- Bespoke feature entrance doors
- Full-height oak internal doors to principle rooms
- Bespoke finished ironmongery to internal doors
- Element 7 Oak engineered flooring to hallways, living rooms and bedrooms
- Flush timber skirtings to match flooring with shadow gap detailing throughout

Audio-visual

- Pre-wired for sound to all rooms (excluding guest cloakroom)
- Wired for surround sound to living rooms and media rooms
- Sky Home Integrated Reception System to all apartments. Satellite integrated to living rooms and bedrooms
- Telecom/Data CAT5 structured cable points located in all reception rooms, hadrooms and kitchen / breakfast rooms

Light

- Mood lighting controlled via a fully adjustable computerised Lutron touch screen
- Recessed down lighting, feature trough lighting and 5-amp lighting circuits throughout
- Feature lighting to staircases in duplex apartments
- Additional wiring provided to enable picture lighting

Heating and Ventilation

- Underfloor heating throughout.
 Comfort cooling to living rooms and bedrooms controlled via integrated touch screen
- Whole house ventilation system with fresh air supply featuring heat recover
- Set-back system for when property is unoccupied

Kitcher

- Bespoke kitchen designed, fitted and hand finished by Smallbone of Devizes
- Stone worktops
- Fully integrated appliances by Wolf, Gaggenau or Sub-Zero
- High-level integrated oven
- 900 mm 5 burner hob and extractor
- Combination grill/microwave oven
- Dishwasher
- Fully integrated glass-fronted wine cooler
- Separate utility room with sink, washing machine, tumble dryer and storage

Storage

- Molteni & C wardrobes/dressing areas in all bedrooms
- Provision for storage cages
 in the basement
- Coat storage in each apartment
- Bespoke joinery in

Master Bathroom En-suite

- · Stone flooring with underfloor heating
- Bette bath with marble surround
- Stone vanity tops with double inset basins
- Large walk-in shower with drench head, wall-mounted head and handheld shower
- Frameless shower screens
- Dornbracht brassware throughout with waterfall taps over basin and bath
- Wall-mounted WC
- Bespoke low-level storage vanity un with feature lighting and integrated storage

Bathrooms, Shower Rooms and WC

- Large walk-in showers featuring overhead shower and handheld shower
- Bespoke vanity unit with under-mounted basin, stone top and feature lighting
- Dornbracht brassware throughou
- Large format wall and floor tiles with decorative marble detailing
- Wall-mounted WC
- Integrated bathroom storad

eception, Facilities and Security

- Basement car park for the use of Vicarage Gate House residents
- 24-hour manned concierge desk in lobby
- Dedicated valet service for all residents
- Duplex apartments have private staircase from car park to own apartment
- Digital video entry system
- Perimeter protection to apartments on ground and lower ground floors
- Central monitoring station linked to concierge and police
- Private residents' gym, garden and terracing
- Communal landscaped courtyard garden at ground floor level outside concierge area
- Private south-facing balconies/ terracing or gardens

Sample 3 Bed Duplex

Apartment 4

Total Internal Area 233 sq m

2,507 sq ft

Tenure

999 year leasehold plus share of freehold

Ground Floor Location



Lower Ground Floor Location







Sample 3 Bed Lateral

Apartment 6

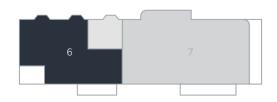
Total Internal Area 234 sq m

2,518 sq ft

Tenure

999 year leasehold plus share of freehold

First Floor Location









Sample 4 Bed Lateral

Apartment 7

Total Internal Area 390 sq m

4,199 sq ft

Tenure

999 year leasehold plus share of freehold

First Floor Location





First Floor



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VICARAGE GATE LTD



LONDON

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