



Sherrin House, Warrick Lane W14

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# Sherrin House, Warwick Lane W14

Set on the second floor of an imposing new development, this apartment benefits from excellent natural light.

Accommodation extends to 1,125 sq ft and comprises of; two double bedrooms; one with walk in wardrobe, two bathrooms, reception room and modern fitted kitchen.

375 Kensington High Street benefits from an onsite concierge service, residents Gym and underground parking is available.

375 Kensington High Street is a fantastic location with many shops, cafes and restaurants. Olympia and Kensington Gardens are a short walk away. The closest underground station is Kensington High Street (District and Circle lines).



**Guide price:** £1,850,000

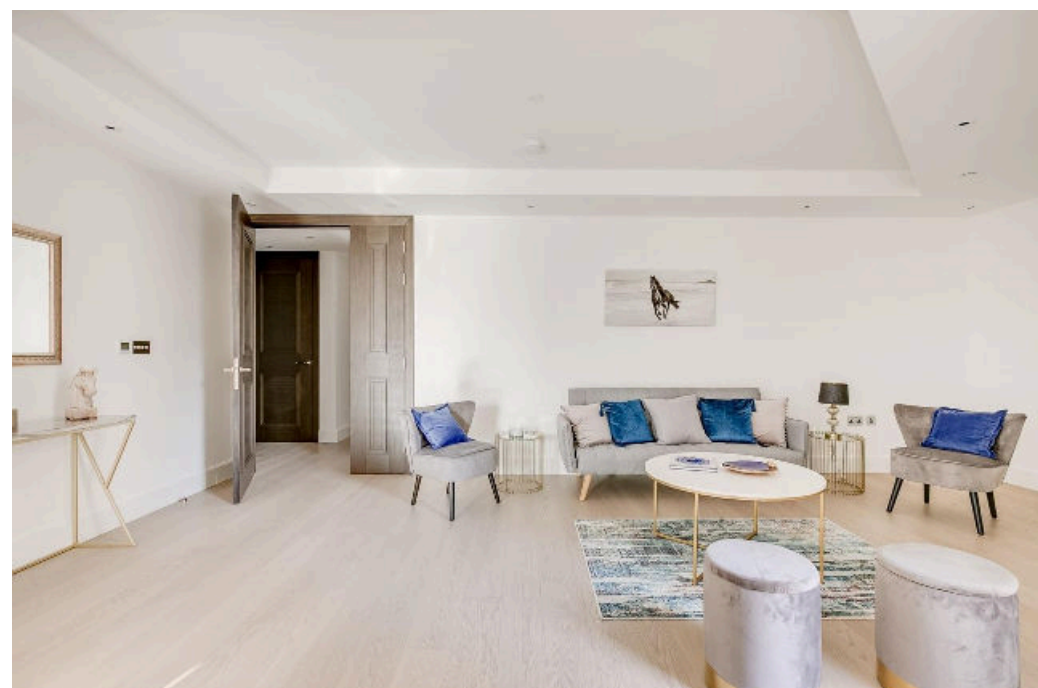
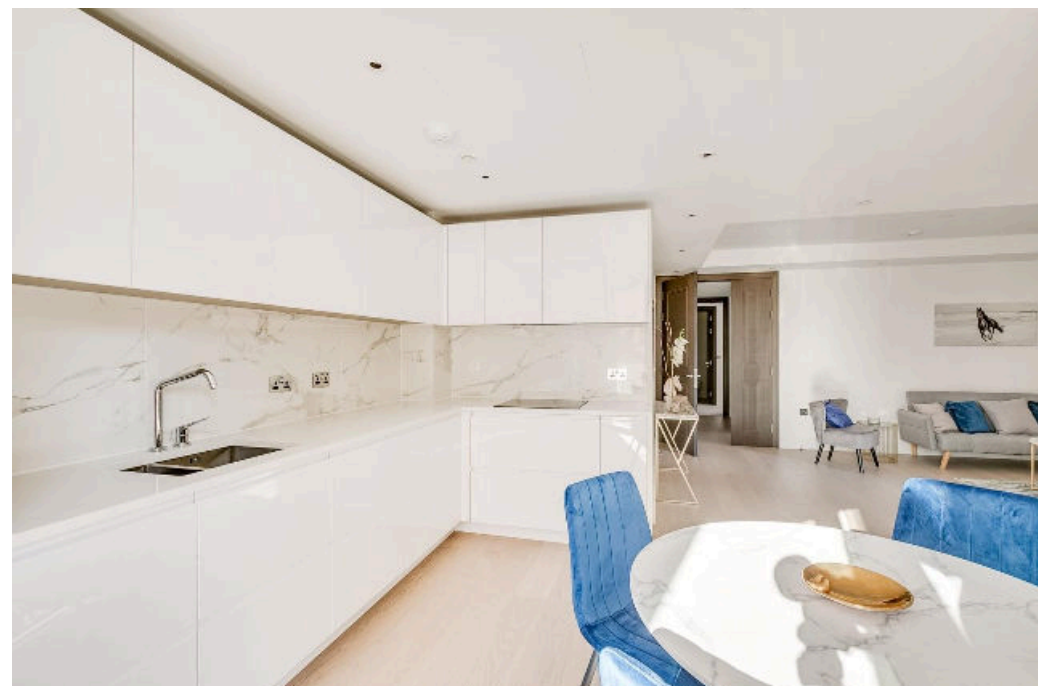
**Tenure:** Leasehold: approximately 988 years remaining

**Service charge:** £10,000 per annum, reviewed every year, next review due 2025

**Ground rent:** £750 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

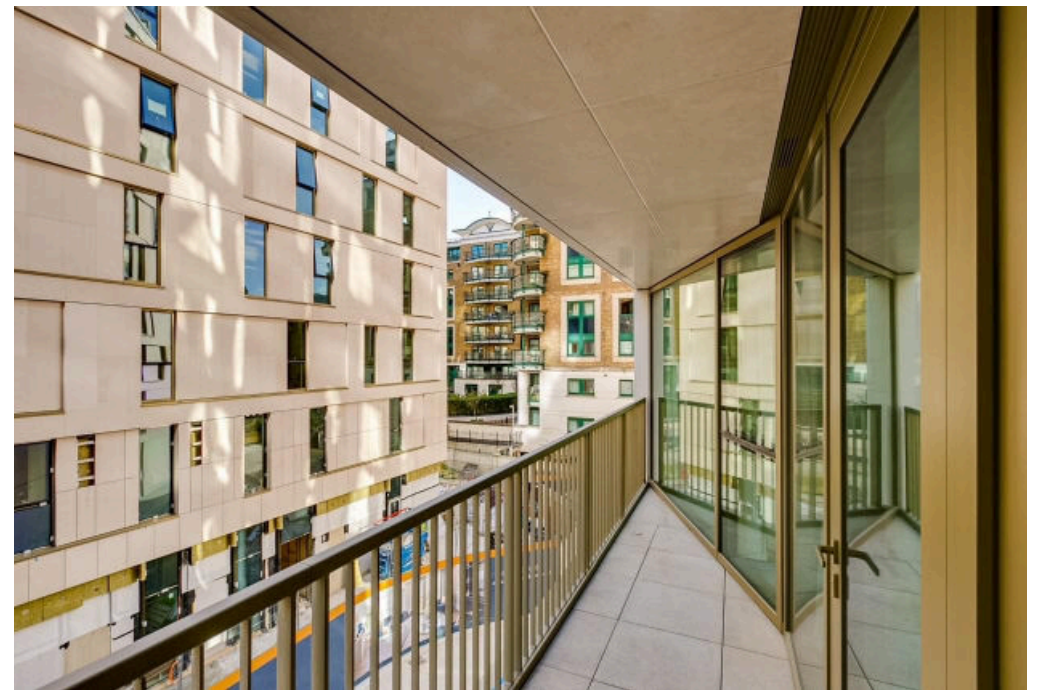
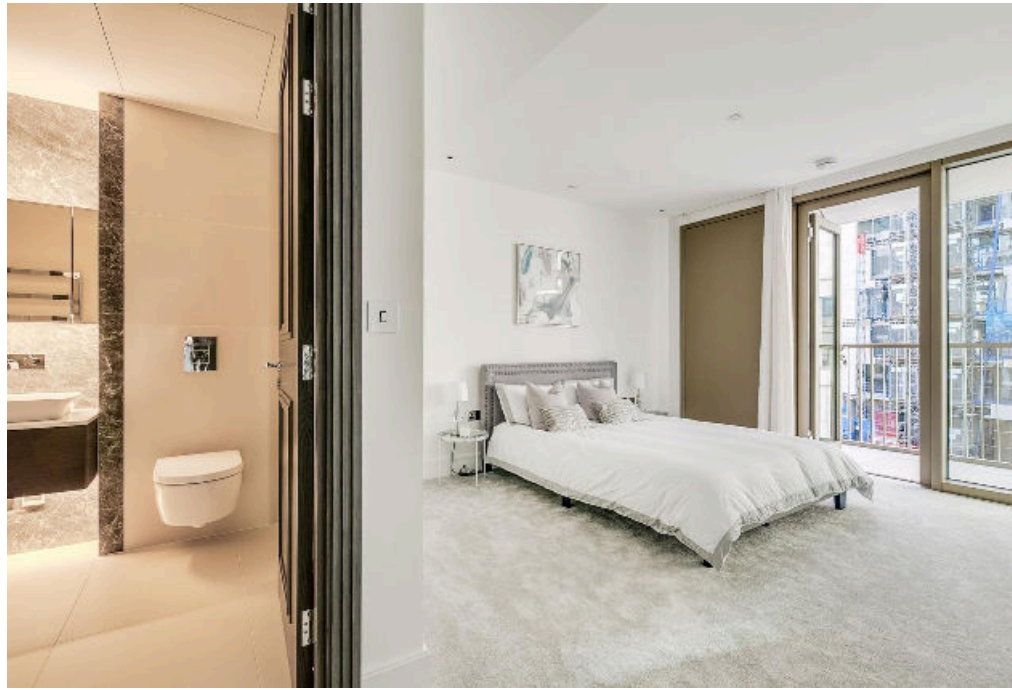
**Council tax band:** H



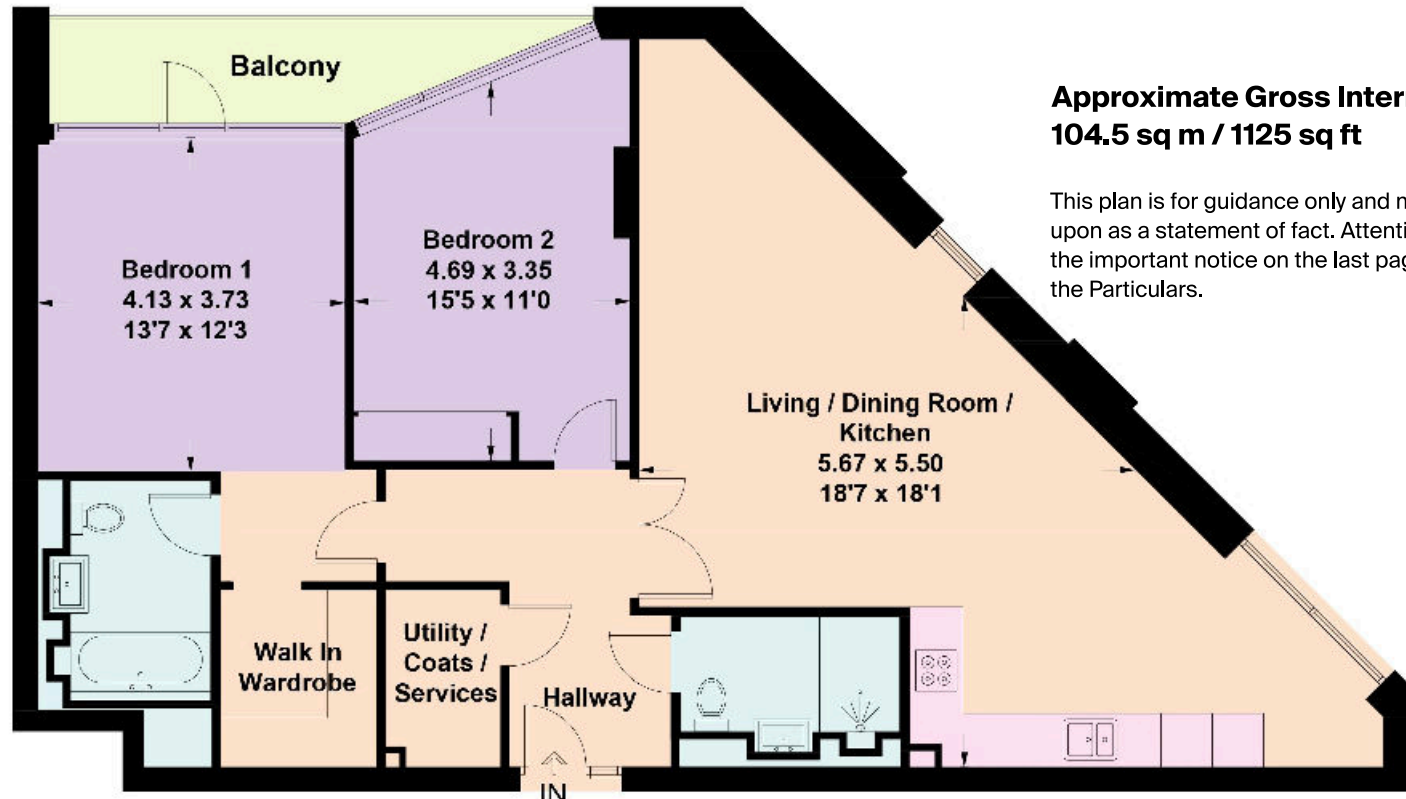








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**Approximate Gross Internal Floor Area**  
**104.5 sq m / 1125 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Second Floor

Knight Frank  
Kensington

52-56 Kensington Church  
Street

W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Robert French

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2025. Photographs and videos dated January 2025.

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