



LANCER SQUARE
KENSINGTON W8



ONE LANCER SQUARE
RESIDENCE 22

FOURTH FLOOR | FOUR BEDROOM APARTMENT

ONE LANCER SQUARE

A ROYAL ADDRESS IN THE HEART OF KENSINGTON

RESIDENCE 22

RESIDENCE 22 STANDS ON THE 5TH FLOOR OF LANCER SQUARE AND ENJOYS WEST FACING VIEWS OVER THE HISTORICAL KENSINGTON CHURCH STREET WITH ITS MIX OF EXCLUSIVE BOUTIQUES, ART AND ANTIQUE SHOPS. THIS APARTMENT HAS BEEN EXQUISITELY DESIGNED BY RENOWNED INTERIOR DESIGNER ANGEL O'DONNELL, AND CAN BE PURCHASED WITH OR WITHOUT THE FURNITURE.

Once the home of Kensington Barracks, Lancer Square offers enviable space, cosmopolitan style and exclusive services in a neighbourhood of noble distinction. Award-winning architect, Squire & Partners has created a piece of timeless architecture with clean lines and carefully chosen materials. Contemporary yet refined, each Lancer Square residence celebrates the abundance of natural light with marble, hardwoods and bronze work.





This apartment flows from a grand entrance hall into a spacious and bright reception room with formal dining area and a step on balcony. The separate Italian designed kitchen with beautiful Callacatto Oro marble worktops and integrated Gaggenau appliances can be accessed through its own entrance via the hallway or opened up to the reception room for more open-plan living, ideal for entertaining. There are four well proportioned bedrooms; all have ensuite bathrooms with bespoke vanity units and signature marble detailing. The master bedroom, complete with walk in dressing room, has a private terrace from which to enjoy views over the courtyard garden.

Enhancing the convenience, the apartment is specified with the Creston home automation system, incorporating home hub and touch screen technology, as well as complete AV connectivity for your preferred video and audio system.

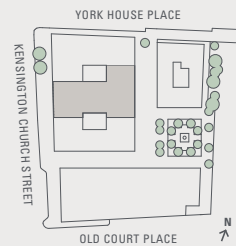


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ENTRANCE HALL	5.2M x 3.1M	17'1" x 10'2"	BEDROOM 3	4.9M x 3.9M	16'1" x 12'10"
LIVING/DINING	8.3M x 6.0M	27'3" x 19'8"	BATHROOM 3	2.5M x 1.5M	8'2" x 4'11"
KITCHEN	10.1M x 3.9M	33'2" x 12'10"	BEDROOM 4	4.0M x 3.3M	13'1" x 10'10"
LARDER	3.1M x 2.8M	10'2" x 9'2"	BATHROOM 4	2.5M x 1.5M	8'2" x 4'11"
MASTER BEDROOM	5.1M x 5.8M	16'9" x 19'0"	DRESSING 4	1.2M x 1.8M	3'11" x 5'11"
MASTER BATHROOM	2.5M x 3.3M	8'2" x 10'10"	GUEST WC	1.9M x 1.2M	6'3" x 3'11"
DRESSING	3.8M x 1.1M	12'6" x 3'7"	UTILITY	2.0M x 1.5M	6'7" x 4'11"
BEDROOM 2	4.0M x 3.5M	13'1" x 11'6"			
BATHROOM 2	2.5M x 1.7M	8'2" x 5'7"	TOTAL	331 SQ M	3,566 SQ FT
DRESSING 2	2.5M x 1.3M	8'2" x 4'3"			



Floor plan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only.

LANCERSQUARE.CO.UK

DEVELOPMENT MANAGER

A JOINT DEVELOPMENT BY

SALES AGENTS

CIT





QUINTESSENTIAL KENSINGTON

AT ONCE TRANQUIL AND VIBRANT,
LANCER SQUARE IS WELL SERVED BY ITS LOCALE.
ON ITS DOORSTEP ARE KENSINGTON GARDENS'
GREEN SPACES, KENSINGTON HIGH STREET'S CHIC
BOUTIQUES, THE ROYAL ALBERT HALL, V&A MUSEUM
AND LIVELY KNIGHTSBRIDGE IS NEARBY. WITH
THE HEIR TO THE BRITISH THRONE A CLOSE
NEIGHBOUR, THESE ARE EXCLUSIVE CIRCLES
IN WHICH TO SPEND ONE'S DAYS.

**PRESTIGIOUS
LOCATION**

A ROYAL ADDRESS

A CLASSICALLY ARISTOCRATIC NEIGHBOURHOOD AMIDST LONDON'S ROYAL PARKS, LANCER SQUARE SIGNALS ITS STATUS AS ONE OF THE MOST DESIRED DESTINATIONS NOT ONLY IN LONDON, BUT IN ANY CITY IN THE WORLD.

ROYAL BOROUGH OF
KENSINGTON & CHELSEA

LONDON'S FINEST LOCATION



- 01 HYDE PARK
- 02 KENSINGTON GARDENS
- 03 KENSINGTON HIGH STREET
- 04 KENSINGTON PALACE
- 05 KENSINGTON PALACE GARDENS
- 06 KNIGHTSBRIDGE
- 07 ROYAL ALBERT HALL
- 08 THE ALBERT MEMORIAL
- 09 BAYSWATER ROAD
- 10 THE SERPENTINE
- 11 THE SHARD
- 12 CANARY WHARF
- 13 THE CITY
- 14 WEST END
- 15 PADDINGTON

LIFE MADE EASY

THE CONCIERGE SERVICES AT LANCER SQUARE ARE ABOVE ALL INTUITIVE. ALWAYS ON HAND, FROM ORGANISING CARS, TAKING DELIVERIES AND HANDLING ADMINISTRATION TO HELPING PLAN AN EVENING. ALL IT TAKES IS A BRIEF WORD, LEAVING YOU FREE TO INDULGE IN THE FINER PLEASURES.

EXCEPTIONAL SERVICE



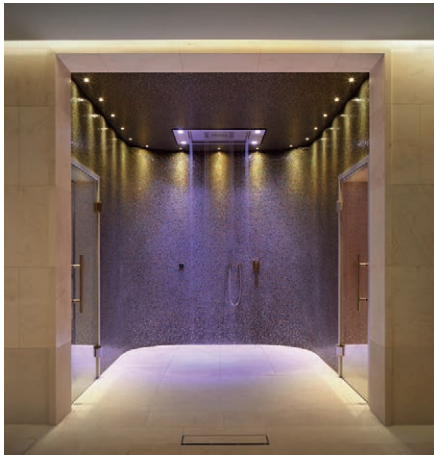
SOME OF LIFE'S RICHEST EXPERIENCES ARE SIMPLE MOMENTS ENJOYED ALONE OR WITH LOVED ONES. THE COURTYARD GARDEN AT LANCER SQUARE TAKES ITS CUES FROM THE TRADITIONAL ENGLISH DESIGNS OF KENSINGTON PALACE GARDENS, HOME TO CENTURIES OF SUCH TREASURED MEMORIES.

LANCER SQUARE GARDENS

REJUVENATE YOUR SENSES

THE LANCER SQUARE SPA. SOPHISTICATED,
IMPECCABLY APPOINTED AND DESIGNED
TO HONE BOTH BODY AND SOUL.

**WELLBEING
REDEFINED**



TRANQUILLITY AND RELAXATION LIE AT THE HEART
OF LANCER SQUARE, WITH A REFINED SPA, POOL, GYM
AND TREATMENT ROOMS PROVIDING RESIDENTS WITH
WORLD-CLASS INDULGENCES. A BRISK HALF HOUR,
A LUXURIOUS AFTERNOON. WELLBEING DISTILLED.

**THE AMENITIES AT
LANCER SQUARE**