



RUSSELL SIMPSON

Sublime three-bedroom flat with
terrace in an exquisite Kensington
development to rent

LANCER SQUARE
KENSINGTON W8

Lancer Square

£8,000 _{P/W}

BEDROOMS 4	INTERNAL 2,345 _{SQ FT} 217 _{SQM}	OUTDOOR 112 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC B	COUNCIL TAX RBKC, H

The Property

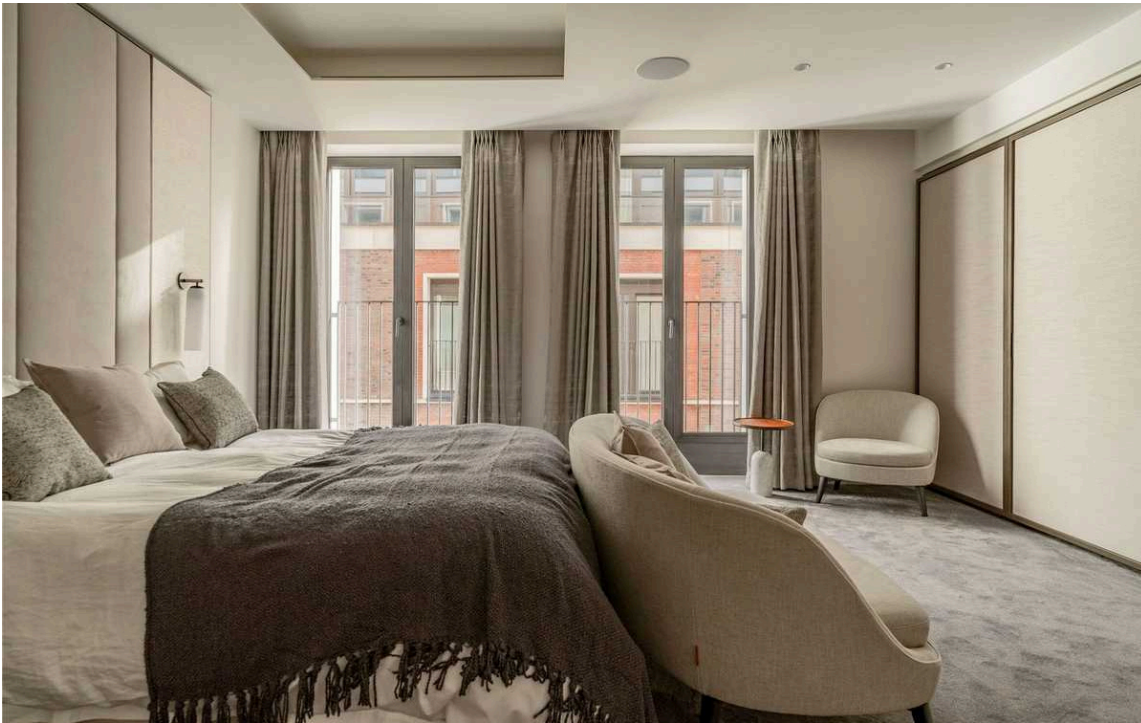
Exceptional flat with pool, spa and gym access moments away from Kensington Gardens

Stepping into the flat on the third floor, the entrance hall leads through to a large reception room. This includes an open-plan kitchen with breakfast bar, as well separate dining and seating areas. Double French doors on two sides fill the space with light, opening onto the terrace as well as a pair of Juliet balconies.



img 1

Kitchen



The Bedrooms

The property also contains three bedrooms. The principal bedroom has an ensuite bathroom with a bath, as well as considerable wardrobe space. There are two more bedrooms, both with ensuite bathrooms, and all with French doors opening onto Juliet balconies.

The hallway contains a guest WC, a utility cupboard and further storage space. The flat also offers air conditioning and underfloor heating.

img 1

Principal Bedroom



The Design

This recent development has been designed and decorated to the highest standard. Its bright interiors combine classical craftsmanship with contemporary comfort, resulting in beauty and calm throughout.

The Neighbourhood

The flat includes a terrace with wooden decking and enough space for outdoor seating.

1 Lancer Square is a recent development offering exceptional facilities. These include a 24-hour concierge service, a gym and treatment rooms, and a private spa and pool. There is also a lift to all floors, an elegant lobby and a tasteful communal garden. Finally, residents have access to underground parking. The development is exceptionally well-located in the heart of Kensington. From here, the restaurants, shops and underground station of Kensington High Street are close. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach.

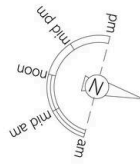


img 1

Exterior

img 2

Communal Garden



Lancer Square, W8

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Approximate Internal Area

2,345sq ft/ 218 sq m

Outside Area

113 sq ft/ 11 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Third Floor

**RUSSELL
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