



## **RUSSELL SIMPSON**

One-bedroom flat in popular  
Kensington building with pool, spa  
and gym access to rent

LANCER SQUARE  
KENSINGTON W8

# Lancer Square

£1,500 P/W

BEDROOMS 1	INTERNAL 750 <small>SQ FT</small>	OUTDOOR 86 <small>SQ FT</small>	FURNISHED STATUS —
BATHROOMS 1	69 <small>SQM</small>	EPC B	COUNCIL TAX RBKC, G

## The Property

Well-located flat in a modern development within easy reach of Kensington High Street station

Entering the flat on the ground floor, the front hall leads into a well-proportioned reception room. As well as separate dining and seating areas, this room flows through to a convenient fitted kitchen. Furthermore, a pair of double French windows give access to a terrace, while another French window with a Juliet balcony brings added brightness into the room.

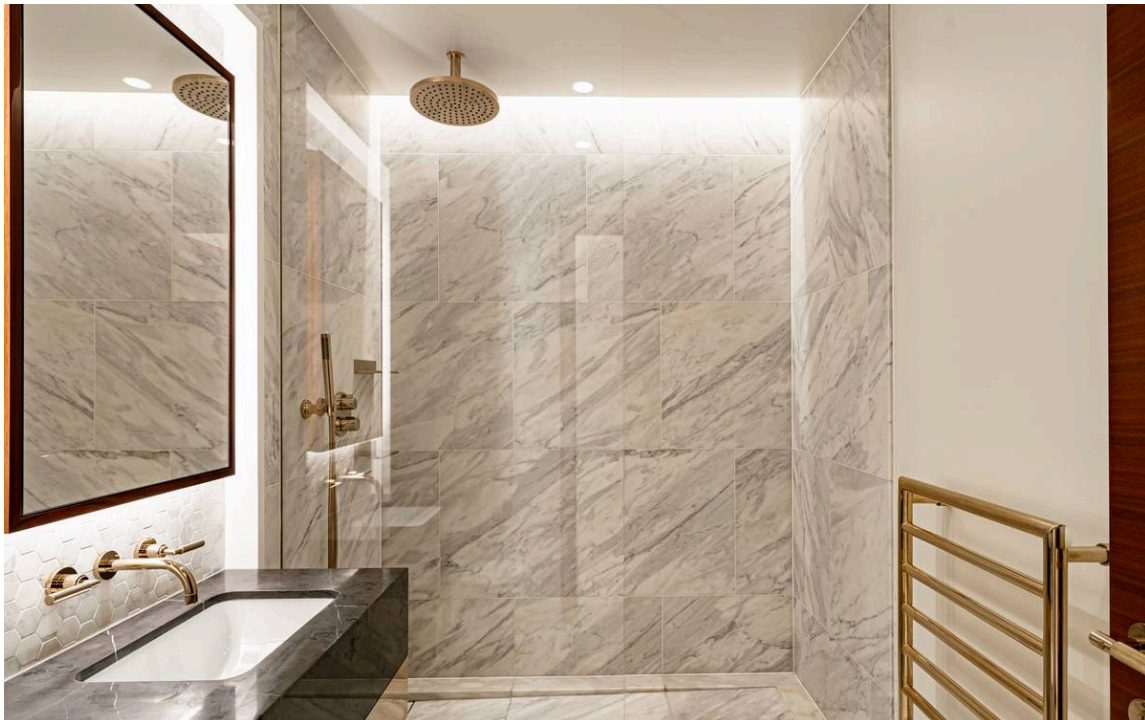




## Indoor Spaces

This flat also contains a bedroom with its own Juliet balcony and a bathroom next door.

The tasteful contemporary interiors are presented in very good condition, with air conditioning and underfloor heating adding to the overall comfort.



## The Neighbourhood

Lancer Square is a recent development offering fantastic facilities to its residents. 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 an attractive communal garden.

Lancer Square is conveniently positioned 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.

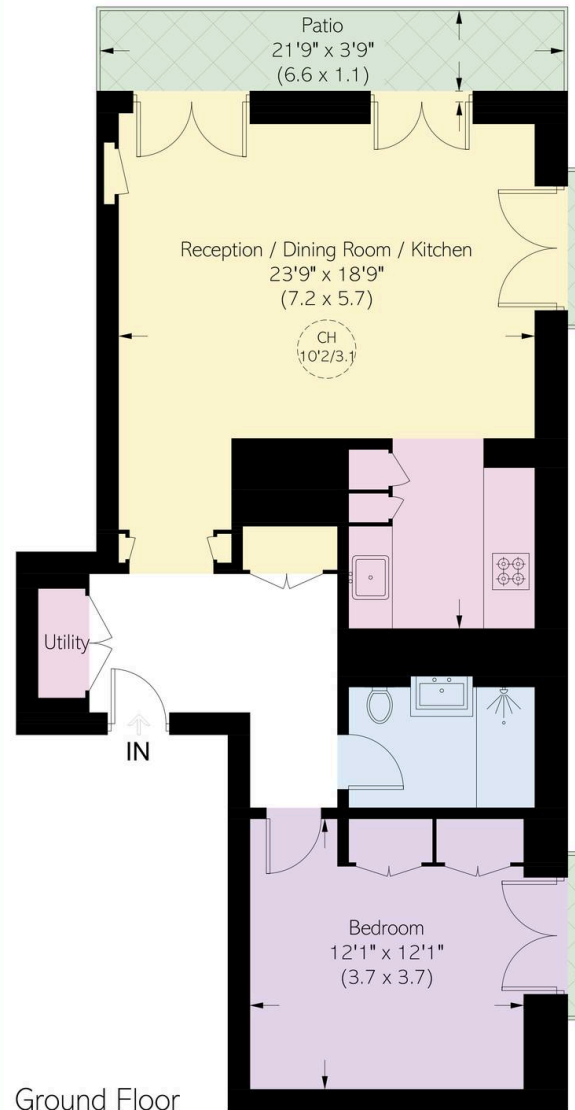


Lancer Square,  
W8

**Approximate area**  
69.7 sq m / 750 sq ft

**Approximate external area**  
8.1 sq m / 87 sq ft

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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.

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SIMPSON**

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