



## **RUSSELL SIMPSON**

Stylish two-bedroom flat with pool,  
spa and gym access flat to rent near  
Kensington Gardens

LANCER SQUARE  
KENSINGTON W8

# Lancer Square

£3,600 P/W

BEDROOMS 2	INTERNAL 1,559 <small>SQ FT</small>	OUTDOOR 108 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 2-3	144 <small>SQM</small>	EPC B	COUNCIL TAX RBKC, G



## The Property

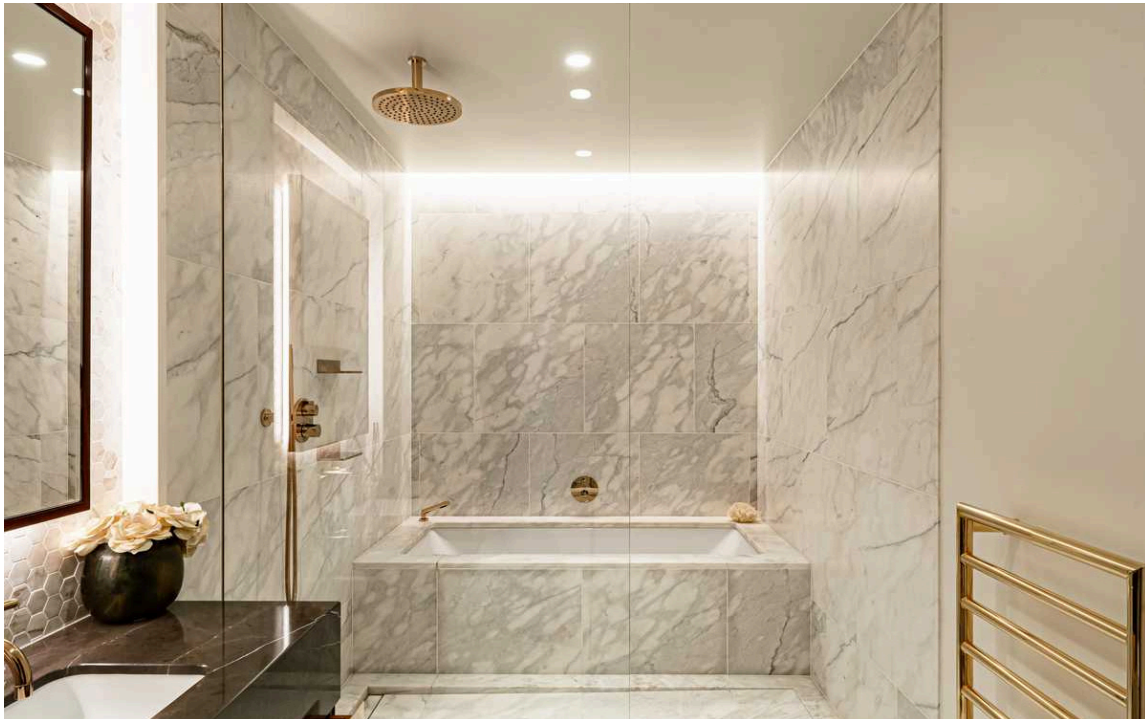
Spacious flat in a sought-after modern development close to Kensington High Street station

Stepping into the flat on the first floor, the entrance hall leads through to a generous reception room. This includes an open-plan kitchen with a 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 three south-facing Juliet balconies.



## Indoor Spaces

The property also offers a pair of bedrooms. The principal bedroom has an ensuite bathroom with a bath, along with considerable wardrobe space. The other bedroom also has an ensuite bathroom, and both feature French doors opening onto Juliet balconies. Finally, the hallway contains a guest WC, a utility cupboard and further storage space.



## The Design

This recent development has been designed and decorated in a stylish fashion. The interiors combine classic craftsmanship with contemporary comfort, which includes air conditioning and underfloor heating.

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





## The Neighbourhood

Lancer Square is a recent development offering superb facilities to all 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 a tasteful communal garden.

The development is 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.

# One Lancer Square, W8

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**Approximate Internal Area**  
1,559 sq ft / 145 sq m

**Outside Area**  
109 sq ft / 10 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.



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## Kensington Square

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