



## IMPERIAL HOUSE, KENSINGTON, W8

£5,500 per week

<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Furnished</b>	Furnished
<b>Availability</b>	15th August, 2024
<b>Outdoor Space</b>	Roof Terrace
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band H: RBKC

### FANTASTIC PENTHOUSE IN THE HEART OF KENSINGTON

A spectacular and unique duplex penthouse apartment offering three spacious double bedrooms, two en-suite bathrooms and is ideally located in Kensington moments away from South Kensington (Piccadilly, District and Circle lines) underground station. Via a private lobby, you enter an apartment which has been created for a luxurious and opulent living experience. The reception and dining room comes complete with expansive windows and an open plan, fully integrated kitchen/breakfast room, offering spectacular entertaining and living spaces. A clear spiral staircase leads you up to the secluded conservatory, with bi folding doors opening out to a large private roof garden with breath-taking views over London and seating for 8 guests for those "al fresco" days. The apartment comes complete with

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349    [www.susanmetcalfe.com](http://www.susanmetcalfe.com)    [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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bespoke furniture utilising the area with maximum effect, creating an inviting and personal space. It further benefits from a guest bathroom and a WC, ample storage space, underfloor heating, lift service, built in audio visual system and a porter.

### Features

3 Bedrooms, 3 Bathrooms, 4 Reception Rooms, Kitchen, Guest Cloakroom, Lift, Porter, Private Roof Garden, 24 Hour Maintenance Service.



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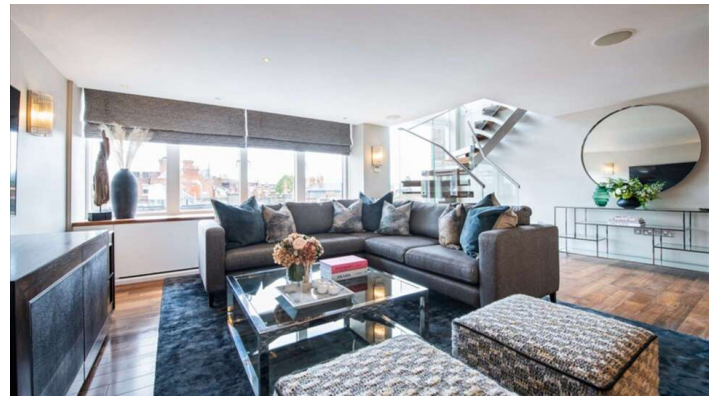
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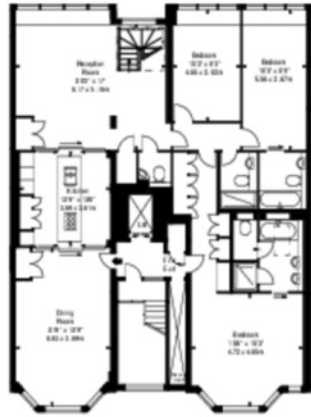


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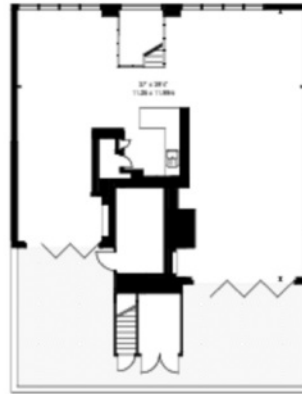




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FIFTH FLOOR



SIXTH FLOOR

APPROX. GROSS INTERNAL AREA \*  
3059 F1<sup>2</sup> - 28419 M<sup>2</sup>

APPROX. OUTSIDE SPACE AREA \*  
605 F1<sup>2</sup> - 5620 M<sup>2</sup>

Property Details:  
**FLAT 11  
IMPERIAL HOUSE  
11-13 YOUNG STREET  
LONDON  
W8 5EH**



San approved (50 max x 50)  
**BKR**  
Highway Work Space  
1 Empire Mass  
London  
SW16 2DF

SCALE - 1:200 @ A4  
REFERENCE NUMBER : 102937  
Plans Drawn: 13/01/2022

Tel: 0245 257 2025  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**INFORMATION FOR TENANTS**

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

**IMPORTANT NOTICE**

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.



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