



Warwick Square  
Chelsea

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An exceptional 4/5 bedroom penthouse apartment with roof terrace, lift and caretaker

Penthouse apartment spanning three buildings, on the fourth and fifth floors of this handsome porticoed period building. Access to private Warwick Square gardens and tennis court is available for the exclusive use of residents.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**5 BATHROOMS**



**SHARE OF FREEHOLD**



**3721 SQ FT**



**ASKING PRICE  
£5,200,000**



**ACCESS TO COMMUNAL SQUARE GARDENS**



**TENNIS COURT**



### The property

An exceptional 4/5 bedroom penthouse apartment spanning three buildings, on the fourth and fifth floors (with lift) of this handsome porticoed period building. This excellent lateral apartment, extends to approximately 3721 square feet, and benefits from a sensational 72'2 x 7'9 roof terrace with glorious views over the private gardens and tennis court for exclusive use of the residents. This rare apartment spans three buildings, has been comprehensively refurbished and is now presented to the highest specification, combining contemporary cool with innovative design, centred around a curved architectural staircase at its heart.

### Specification

Fully comfort-cooled throughout with integrated air-conditioning, underfloor heating in all bathrooms, controlled by Warmup digital thermostats, Verano control system installed.

Video entry phone system with mobile phone access and remote door opening capability.

The beautiful bespoke kitchen has been imaginatively designed incorporating two Miele ovens, two Miele induction hobs, two Miele warming drawers, two AEG dishwashers, Samsung double fridge freezer, integrated AEG freezer and Caple wine fridge.

All bathrooms are fitted with Duravit sanitaryware, Axor by Hansgrohe designer brassware, Geberit concealed cistern systems.

Professionally installed structured data and AV infrastructure, including a dedicated networking cabinet with hard-wired cabling throughout the property. This supports integrated Wi-Fi distribution across the apartment, providing reliable high-speed connectivity throughout, together with fibre broadband access.





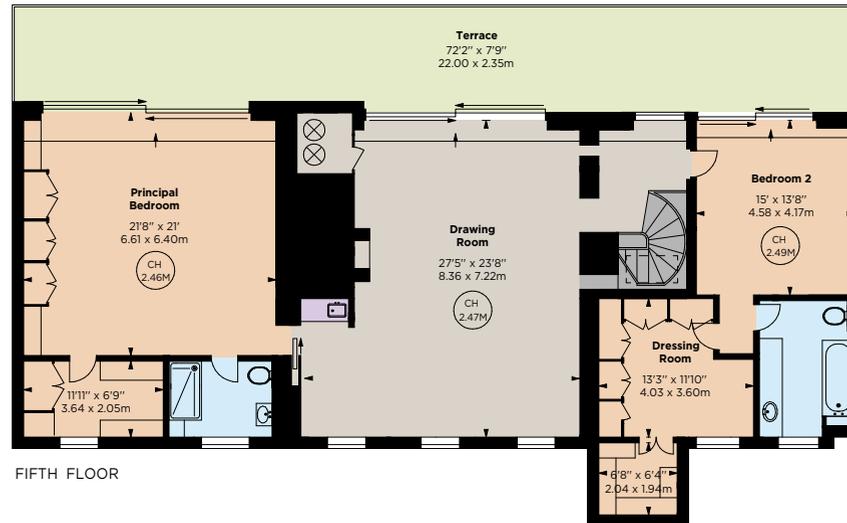
# Warwick Square, SW1

APPROX. GROSS INTERNAL AREA \*  
3721 Sq Ft - 345.77 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



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## Floorplans

**Main Flat internal area 3721 sq ft (345.77 sq m)**  
For identification purposes only.

## General

**Lease:** 999 years from 24th June, 1994 therefore approximately 967 years remaining plus share of Freehold

**Local Authority:** City of Westminster

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Service Charge:** £10,098.48 per half year, to include maintenance of lift, insurance of building and contributions to sinking funds

**Ground rent:** Peppercorn

**Council Tax:** Band F

**EPC Rating:** C

**Parking:** There is residents parking

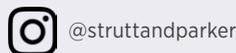
**Asking Price:** £5,200,000

## Chelsea

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