

ROYAL WARWICK SQUARE

KENSINGTON



DISCOVER CLASSICAL LONDON LIVING AT ROYAL WARWICK SQUARE, WITH A PRESTIGIOUS COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS AND PENTHOUSES.

Continuing a time-honoured London tradition of a tranquil garden square, Royal Warwick Square is designed for an enviable lifestyle in the Royal Borough of Kensington and Chelsea.

Royal Warwick Square occupies a superb position in the heart of the Royal Borough of Kensington and Chelsea, close to the illustrious neighbourhoods of Holland Park, Knightsbridge and Chelsea.

These are amongst the most sought after parts of the capital, transcending fashion to always be considered prime residential areas.

London's status as a leading city is undisputed. With its cosmopolitan lifestyle, international outlook, dynamic economy and first-class universities, it continues to prosper and become ever more inspiring.

The combination of exclusive on site facilities, including the services of a five star hotel - style concierge, leisure suite and private cinema. The close proximity to some of the world's most iconic landmarks makes Royal Warwick Square a truly desirable London address.



THE DEVELOPER

St Edward Homes Ltd
(a joint venture company owned by
the Prudential Assurance Company
and The Berkeley Group)

LOCATION

Kensington, London

LOCAL AUTHORITY

Royal Borough of Kensington
& Chelsea

TENURE

999 year lease

ARCHITECTS

Squire & Partners

Winner of The Sunday Times' Architect
of the Year and Development of the
Year in 2015, Squire and Partners is a
major UK practice with a broad range
of work – from international masterplans
to London-based projects including
schools, hotels and number of high-
profile tall buildings.

The practice is noted for contemporary
design and crafted elements which sit
comfortably with the surrounding context.

Recent public commissions include
a design technology block for
St James's School, a new leisure
facility for The Hurlingham Club and
the award-winning Bulgari Hotel &
Residences in Knightsbridge.

INTERIOR DESIGNERS

CID Interieur

BUILDING WARRANTY

LABC – 10 year build warranty

ESTIMATED COMPLETION

Sherrin House – Q3/Q4 2021
Maclaren House – Q1/Q2 2021

CAR PARKING

Vehicle and cycle access to the car
park is via the ramp located at the end
of Warwick Lane.

Cycle racks will be in a secure area.

There will be a limited number of
motorcycle bays and space for
disabled parking.

A limited number of car charging points
will be provided.

There is no visitors parking.

There will be a limited number of Storage
Rooms subject to separate negotiation.



THE DEVELOPMENT

- Prestigious location in the Royal Borough of Kensington and Chelsea
- 24 Hour Concierge
- On-site parking via separate negotiation
- Set around a tranquil landscaped garden square

LEISURE FACILITIES

- Gym area with free weights and cardio machines
- Facilities for personal training
- Swimming Pool
- Vitality Pool
- Sauna and Steam Rooms
- Treatment Rooms
- Changing Rooms
- Private cinema



THE LOCATION

London is pre-eminent as an International city of finance, Business, culture, education and sheer diversity.

Much of historic London is easily accessible from Kensington. The Victoria and Albert Museum, the Natural History Museum, the Science Museum, the Royal Albert Hall and Kensington Palace and Gardens are all close neighbours.

Residents of Royal Warwick Square will also find everyday amenities just a short stroll away. Along Kensington High Street global brands rub shoulders with eclectic, independent boutiques and numerous cafés

and restaurants offer refreshments from all corners of the world.

The choice of entertainment ranges from a film at the Coronet to a concert at the Royal Albert Hall, and a breath of fresh air can always be taken in pretty Holland Park or even among the flamingos who inhabit the one and a half acre Kensington Roof Gardens.

Royal Warwick Square puts you within easy reach of a variety of world class establishments, including Richard Branson's Babylon at The Roof Gardens, the Nobu inspired Yashin Sushi and Marco Pierre White's The Belvedere in nearby Holland Park.



TRANSPORT LINKS

High Street Kensington Underground station is a short walk, connecting you with the expansive London Underground network. International connections from the capital are excellent with Heathrow, Gatwick and London City airports. St. Pancras International via Eurostar connects you to Paris in under 3 hours*.

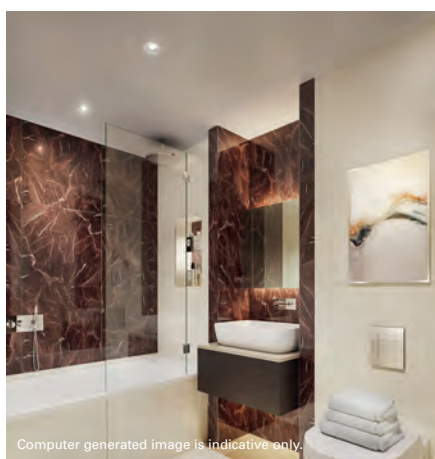
- *Heathrow Airport*
30 MINUTES
- *King's Cross St Pancras International*
20 MINUTES
- *Covent Garden*
19 MINUTES
- *Hyde Park Corner*
18 MINUTES
- *Bond Street*
14 MINUTES
- *Knightsbridge*
11 MINUTES
- *Sloane Square*
6 MINUTES



All timings are approximate. Source: www.tfl.gov.uk
*Source: www.eurostar.com



Computer generated image is indicative only.



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COUNCIL TAX

Royal Borough of Kensington & Chelsea

| Tax band | Total for 2018/19 |
|----------|-------------------|
| E | £1,372.64 |
| F | £1,622.21 |
| G | £1,871.78 |
| H | £2,246.14 |

GROUND RENT

| | |
|-----------|------------------|
| 1 Bedroom | £600 per annum |
| 2 Bedroom | £750 per annum |
| 3 Bedroom | £1,000 per annum |

SERVICE CHARGES

| | |
|-----------|------------------------------------|
| Apartment | £6.50 per sq ft (per annum) |
| Parking | £375 per parking space (per annum) |

VENDOR SOLICITORS

Catherine Smyth
Stepien Lake, 43 Welbeck Street, London
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020 7467 3030
DD: 020 7467 3057
M: 07713 642 064
catherine.smyth@stepienlake.co.uk
www.stepienlake.co.uk

CAR PARKING

A General Right to Park is available to purchase for £75,000.

The Penthouses will have allocated double parking spaces. Purchasers at Royal Warwick Square are not permitted to apply for a separate Residents' Parking Permit in the Royal Borough of Kensington and Chelsea.

TERMS OF PAYMENT

20% on exchange 10% 6 months later.

A reservation fee of £5,000 (purchase price up to £1 million), £10,000 (purchase price over £1 million), £20,000 (purchase price over £2 million), payable upon reservation.

BERKELEY GROUP MENA

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Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Royal Warwick Square are indicative only.