



## **The Atelier Apartments 45-51 Sinclair Road, London, W14 0NS**

**£720 Per Week**

A unique 2 bed 2 bath apartment within the original period building that forms part of a stylish boutique development "Atelier"

Surrounded by period properties on a tree lined residential street this development by "Regal London" blends Victorian architecture with modern style and is located moments from Kensington Olympia and Kensington High Street.

This apartment is unique being located in part of the original building boasting numerous features including high ceilings and spacious and bright rooms.

The accommodation includes 2 double bedrooms and 2 bathrooms and further benefits from a residents cinema, concierge service, communal gardens and a gymnasium featuring the latest Ergonomic Techno gym equipment

All apartments enjoy underfloor heating, Sonos sound systems, fitted wardrobes to all bedrooms and fully fitted luxury kitchens as well as stunning bathroom suites.

Secure underground parking is available with this apartment. Comes furnished.

PROPERTY AVAILABLE FROM 21.08.2024

- 2 BEDROOMS
- WEST KENSINGTON
- PARKING INCLUDED
- FURNISHED
- 2 BATHROOMS
- AVAILABLE FROM 21.08.2024
- MINS FROM KENSINGTON OLYMPIA
- ORIGINAL PART OF BUILDING
- GYM,CINEMA & CONCIERGE
- WALK TO KENSINGTON HIGH ST

# The Atelier Apartments 45-51 Sinclair Road, London, W14 0NS



RESIDENTS GYM



THE ATELIER



RESIDENTS CINEMA



HALLWAY



CONCIERGE LOBBY



BATHROOM

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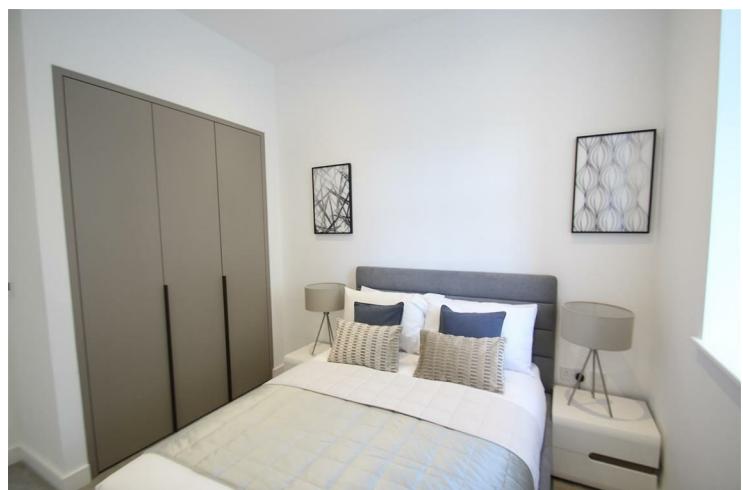
BEDROOM



BEDROOM



BEDROOM



BEDROOM



EN SUITE SHOWER ROOM

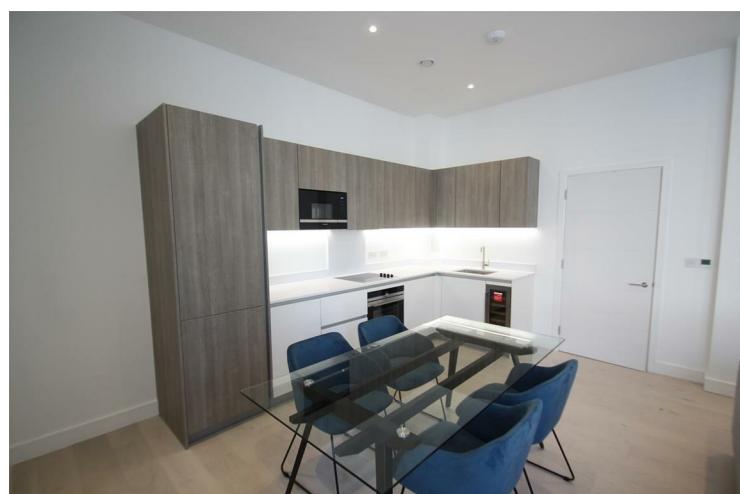


KITCHEN

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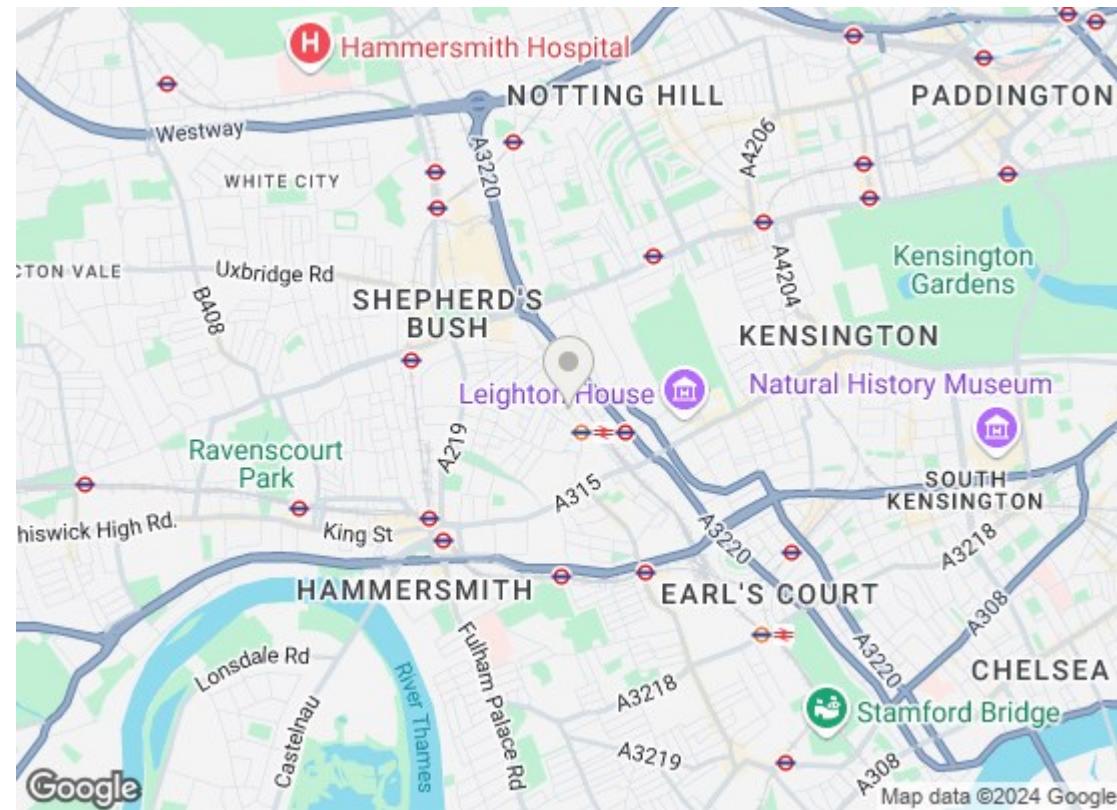
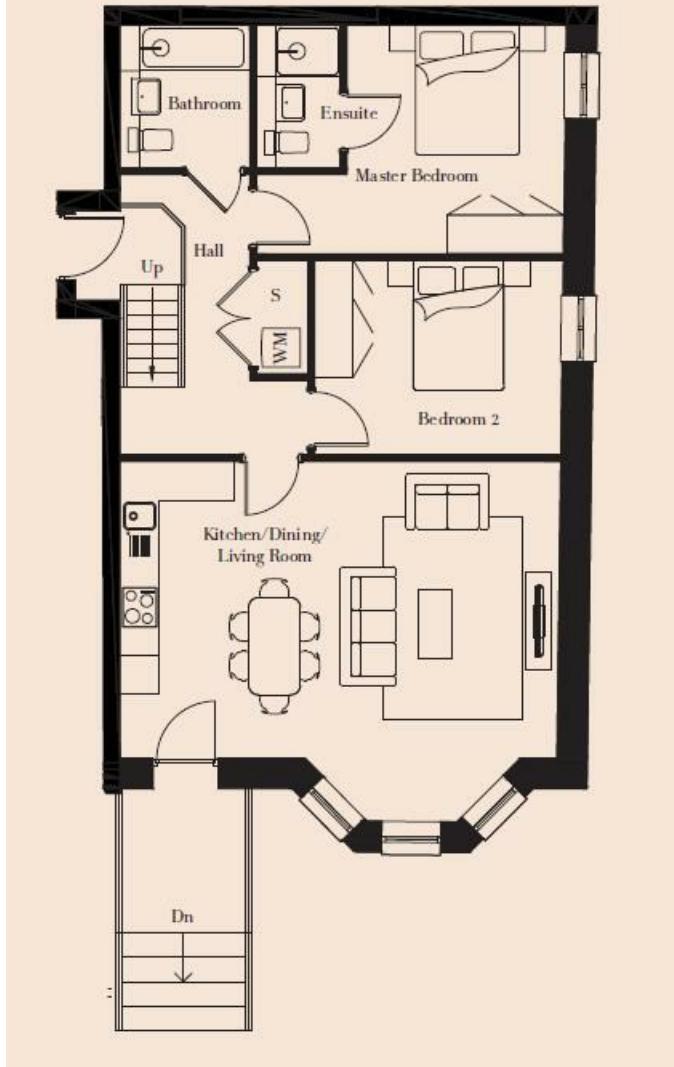
**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   | 84      | 84        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   | 90      | 90        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.