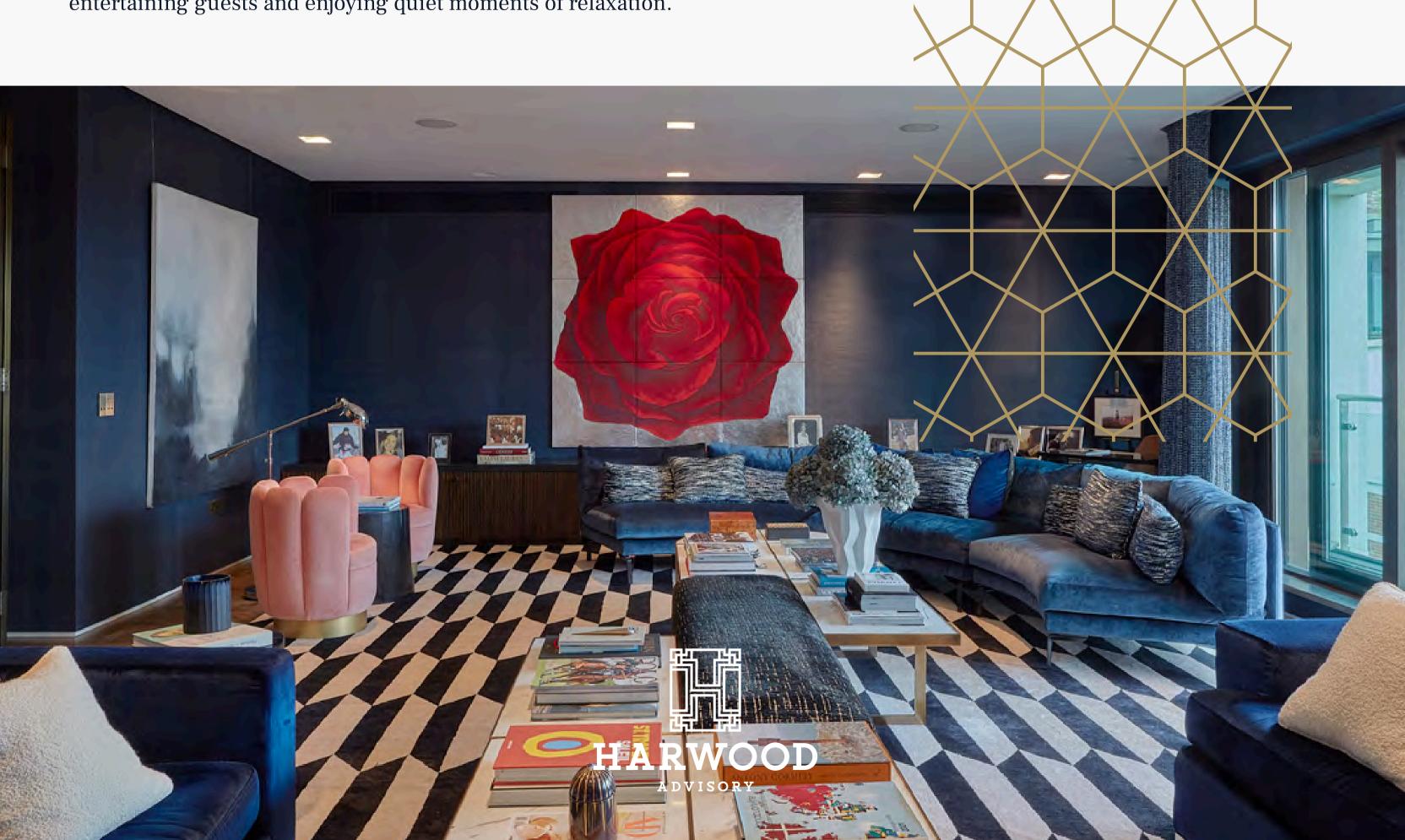




The heart of the home features an elegant reception room and a refined dining area, perfectly complemented by a state-of-the-art kitchen. A dedicated study/media room adds versatility, making it ideal for both entertaining guests and enjoying quiet moments of relaxation.



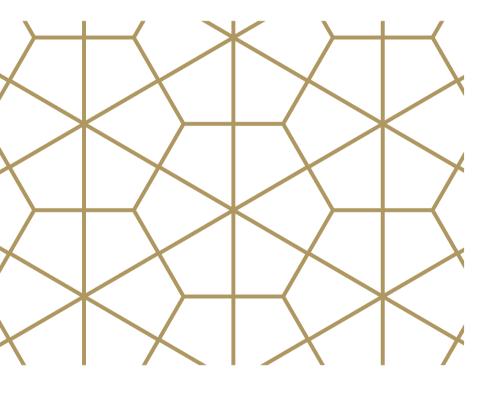


Privacy and luxury converge in the five beautifully appointed en suite bedrooms, each designed to provide a serene retreat. An additional guest WC further enhances the convenience, ensuring that both residents and visitors feel right at home.





The property's design is enhanced by three bright, south-facing balconies that invite natural light, while a lift offers seamless access throughout. A well-equipped utility room and a secure storage space ensure every practical need is met without compromising on style.



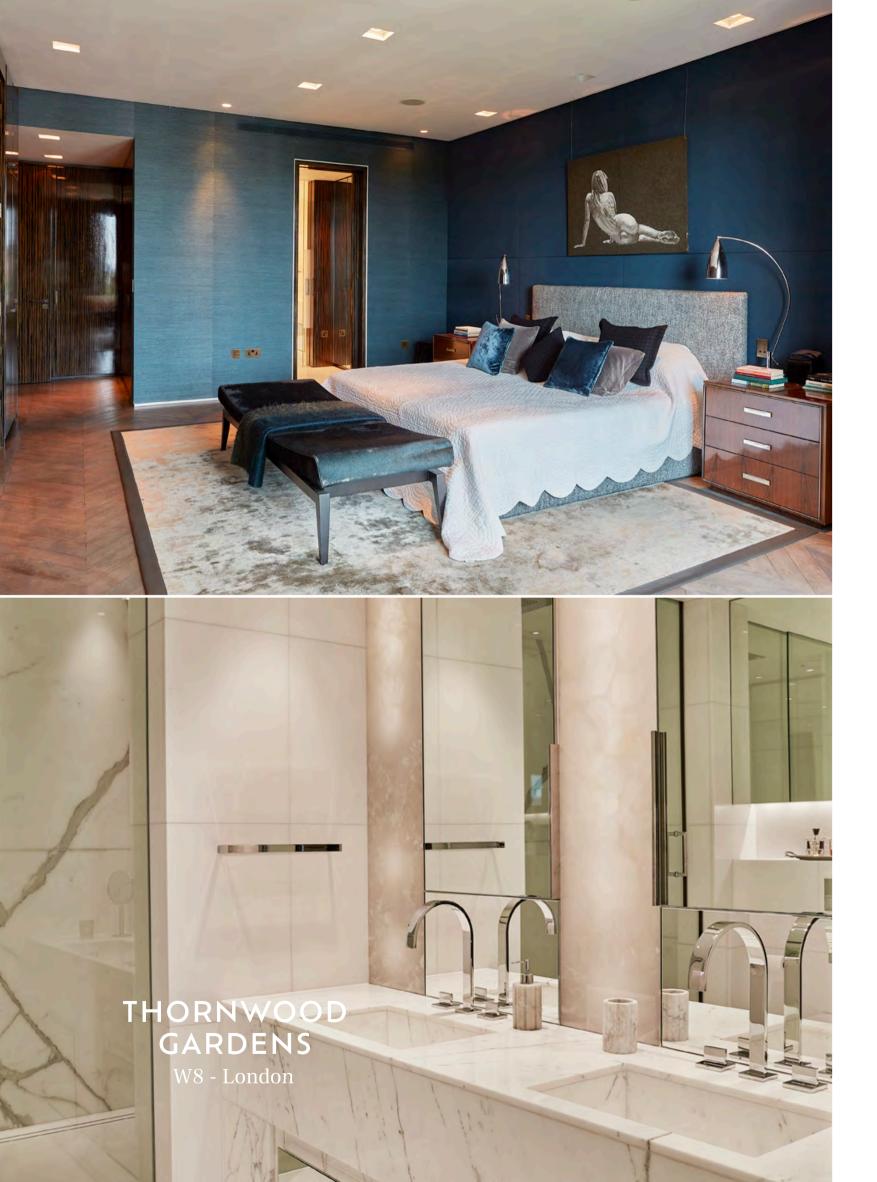
THORNWOOD GARDENS

W8 - London









### **Key Points**

4th Floor Sub Penthouse | 5 Bedrooms | 5 En Suite Bathrooms | Guest WC | Reception Room | Kitchen | Dining Room | Study/Media Room | Utility Room | Three South Facing Balconies | Lift | 3 Underground Parking Spaces | Storage Room | 24 Hour Concierge

**Terms: Tenure:** 

Share of Freehold

**Service Charge:** 

Current £54,457.05 per annum

**Local Authority:** 

Royal Borough of Kensington and Chelsea

**Council Tax Band:** H



## **Thornwood Lodge, W8**

APPROX. GROSS INTERNAL AREA \* 4466 Sq Ft - 414.89 Sq M (EXCLUDING STORAGE)

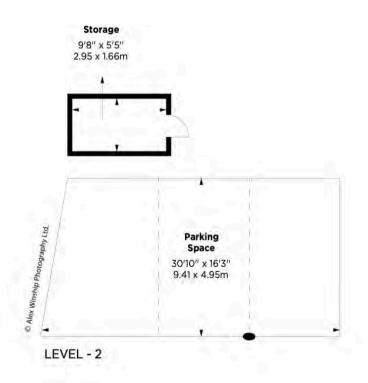
STORAGE 52 Sq Ft - 4.83 Sq M

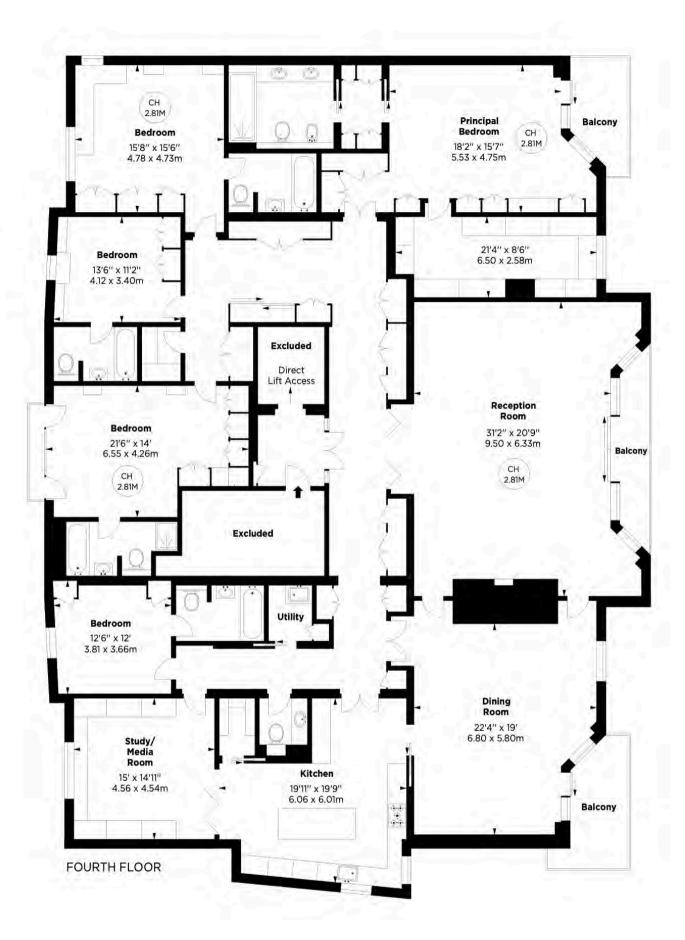
TOTAL APPROX. GROSS INTERNAL AREA \* 4518 Sq Ft - 419.72 Sq M

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

Key : CH - Ceiling Height







#### **ENERGY EFFICIENCY RATING**

Score	Energy rating		Current	Potential
92+	A			
81-91	В			82 B
69-80	C		80 C	
55-68				
39-54		E		
21-38		F		
1-20		G		

# THORNWOOD GARDENS

W8 - London



# For more information, contact:

Sami Dobsertson

T: +44 (0) 7748 508 891

E: sami@harwoodadvisory.com

Ollie Blakelock

T: +44 (0) 7979 692 240

E: ollie@harwoodadvisory.com

