



LOGAN HOUSE, KENSINGTON, W8

LOGAN HOUSE IS AN
OUTSTANDING NEW
DEVELOPMENT LOCATED
JUST SOUTH OF HIGH STREET
KENSINGTON.











Logan House was completed in 2017 and boasts exceptional high specification finishes throughout the building. This wonderful, lateral three bedroom flat is located on the second floor of the building with secure entry and direct lift access into the flat.

Totalling approximately 2,028 sq ft you are immediately greeted with a large entrance hall which leads through to a large, open-plan reception and dining room. The reception room is centered around a stunning grand marble fireplace and has views out onto Logan Mews with a charming west facing terrace accessed from the dining area. The kitchen is located next to the dining area and is fully equipped with Gaggenau appliances and marble worktops. The bedroom accommodation has been well thought out with three doubled bedrooms which all benefit from en suite bathrooms and good wardrobe space. The property further benefits from a separate utility room, guest WC, underfloor heating, comfort cooling, Lutron lighting, an integrated sound system and a separate storage room located in the basement.



The property is currently furnished to a superlative standard by Molteni & C and B&B Italia which can be purchased by separate negotiation together with the exemplary curated art work.









ACCOMMODATION

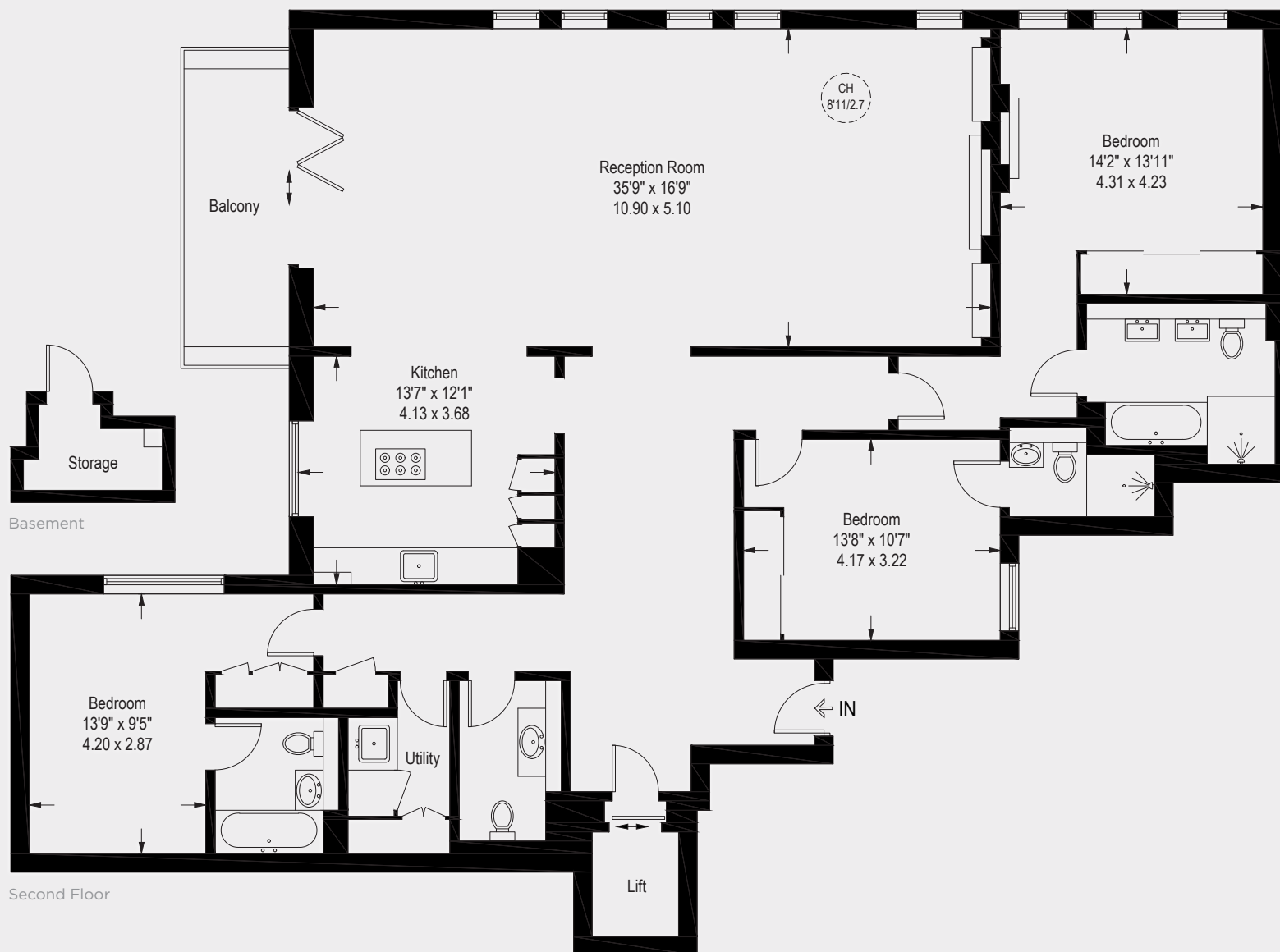
- Three bedrooms all with ensembles
- Fitted wardrobes in all bedrooms
- Guest W/C
- Direct lift access
- West facing terrace
- Large lateral space
- High ceilings
- Comfort cooling throughout
- Underfloor throughout
- Gaggenau appliances
- Lutron controlled lighting throughout
- Lutron controlled blinds and curtains throughout
- Full house water filtration system
- Integrated home audio system
- Integrated home alarm system
- Basement storage room
- Highly secure building



GROSS INTERNAL AREA (APPROX.)
188.5 sq m / 2,029 sq ft (Excluding Basement Storage)

TERMS

Guide Price: OIEO £3,250,000
Tenure: Leasehold, expires 01/01/3006
Service Charge: £6,934 per annum
Ground Rent: TBC
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G
EPC: B



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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.