

# CHARMILL

## RESIDENTIAL



### Prince Of Wales Terrace, Kensington W8

One of only two penthouses, Apartment 12a is an opulent 1,181 sq ft 3 bedroom duplex apartment positioned on the top floors with views over Hyde Park. Natural light floods the main reception and dining and kitchen area with a built-in bar with an ice maker wine chiller, working fireplace and full-height doors lead out onto the furnished terrace with an outdoor fireplace and outside TV.

The dark oak floored kitchen comes complete with:

- Tuscan Calacatta marble worktops
- Hand-built kitchen units
- Central island
- Integrated Miele oven
- Induction hob
- Microwave
- Fridge-freezer
- Dishwasher
- Quooker taps for hot and cold water
- Wine fridge

A central staircase leads down to the 3 en-suite bedrooms all of which come with a range of built-in wardrobes, a full marble ensuite bathroom with underfloor heating, and mirror-fronted cabinet units with integrated demister.

- Elegant and spacious apartment with outdoor space
- Miele appliances, Quooker hot/cold tap
- Three bedrooms
- Heart of Kensington
- Terraces in all apartments

£4,150



FOURTH FLOOR



FIFTH FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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