



Trinity House, 377 Kensington High Street,  
Kensington, W14

Offers In Excess Of £1,175,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

By Order Of The Receivers - A well-presented 1,071 sq ft / 99 sq m two-bedroom, two-bathroom apartment, situated on the fourth floor of this sought-after purpose-built block, developed by St Edward (Berkeley Homes) and completed circa 2014.

Residents benefit from access to outstanding on-site facilities, including a spa, gym, sauna, massage room, swimming pool, 24-hour concierge service, and beautifully landscaped communal gardens. The development is ideally located between High Street Kensington and Kensington Olympia stations.

Entrance hall, Reception Room With Open-Plan Kitchen, Principal Bedroom With En Suite Bathroom, Second Bedroom, And A Further Bathroom, Private Balcony, Lifts, 24-Hour Concierge, Leisure Facilities Including A Swimming Pool, Communal Cinema Room. EPC Rating: B.

## Key Features

- BALCONY
- RESIDENTS LEISURE FACILITIES
- BY ORDER OIF THE RECEIVER
- COMFORT COOLING
- 24 HOUR CONCIERGE
- PASSENGER LIFT
- SWIMMING POOL

## Terms

Leasehold : 999 years from 1 January 2011 ie 984 Years.  
 Service Charge : 01/10/2025 - 31/03/2026 was £7,098.58  
 Ground Rent : TBA  
 Council Tax Band : RRBKC Band G

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Gross internal area (approx.)  
 99 Sq m (1071 Sq ft)  
 For identification only. Not to Scale



Four Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.