



# Penthouse – 21 Harrington Road

London SW7

A stunning duplex penthouse apartment offering exceptional living space across the sixth and seventh floors of this prestigious Harrington Road development. This exclusive four-bedroom residence benefits from the convenience of direct lift access to both floors, providing seamless movement throughout the home. The thoughtfully designed open-plan living space showcases a magnificent double-aspect reception room, bathed in natural light and opening onto two private terraces. These outdoor spaces offer breathtaking views across London's iconic skyline, including the London Eye. The property features a fully equipped contemporary kitchen and four well-proportioned bedrooms, with two benefiting from en-suite bathrooms. A third family bathroom serves the remaining accommodation.

Located in the heart of South Kensington, the apartment enjoys exceptional transport links, being just moments from both South Kensington Station and Gloucester Road Station (District and Piccadilly lines).

Whether as a luxurious pied-à-terre or a promising investment opportunity, this remarkable penthouse presents a rare chance to acquire a distinctive property in one of London's most sought-after neighbourhoods.

**ASKING PRICE:** £2,750,000 Subject to Contract

**TENURE:** Leasehold

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**SERVICE CHARGE:** To be confirmed

**GROUND RENT:** To be confirmed





# HARRINGTON ROAD, SW7

APPROXIMATE GROSS INTERNAL AREA

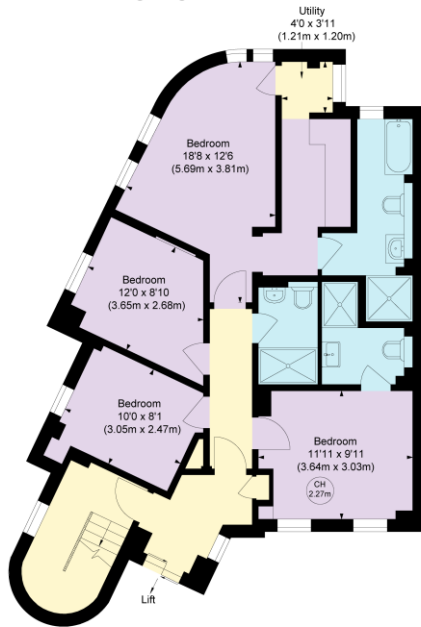
1515 Ft<sup>2</sup> - 140.80 M<sup>2</sup>

Illustration For Identification Only. Not To Scale.

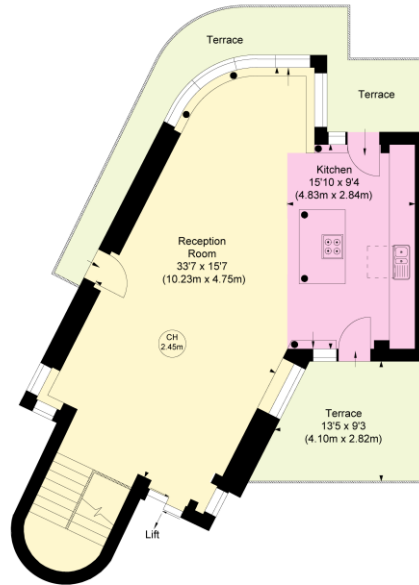
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice.

Key :  
CH - Ceiling Height



SIXTH FLOOR




SEVENTH FLOOR



FIFTH FLOOR

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

**Winkworth**

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