



Emperors Gate, South Kensington **SW7**



Emperors Gate, South Kensington SW7

A beautifully presented two-bedroom, two-bathroom apartment with lift access, situated on the second floor of a purpose-built block with ported block management. The property provides an efficient and stylish layout with a modern design, perfect for comfortable living in a prime location.

Upon entering, a welcoming hallway leads seamlessly into an open-plan kitchen and bay-fronted reception room. The kitchen is well-appointed, offering ample workspace and storage and a breakfast bar.



Asking price: £1,000,000

Tenure: Leasehold: approximately 968 years remaining

Service charge: approximately £7,200 per annum, reviewed every year, next review due 2025

Ground rent: •approximately £200 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The principal bedroom, positioned discreetly to the rear, includes abundant built-in storage and an en suite bathroom. The second bedroom, also features substantial integrated storage. A stylish shower room is conveniently accessible from the hallway, adding to the apartment's practicality and appeal.

Emperors Gate is conveniently positioned 0.3 miles from Gloucester Road underground station (Circle, District and Picadilly lines). The amenities, bars and restaurants of both Gloucester Road and Kensington High Street are in close proximity, as are the open spaces of Kensington Gardens.

•Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.•

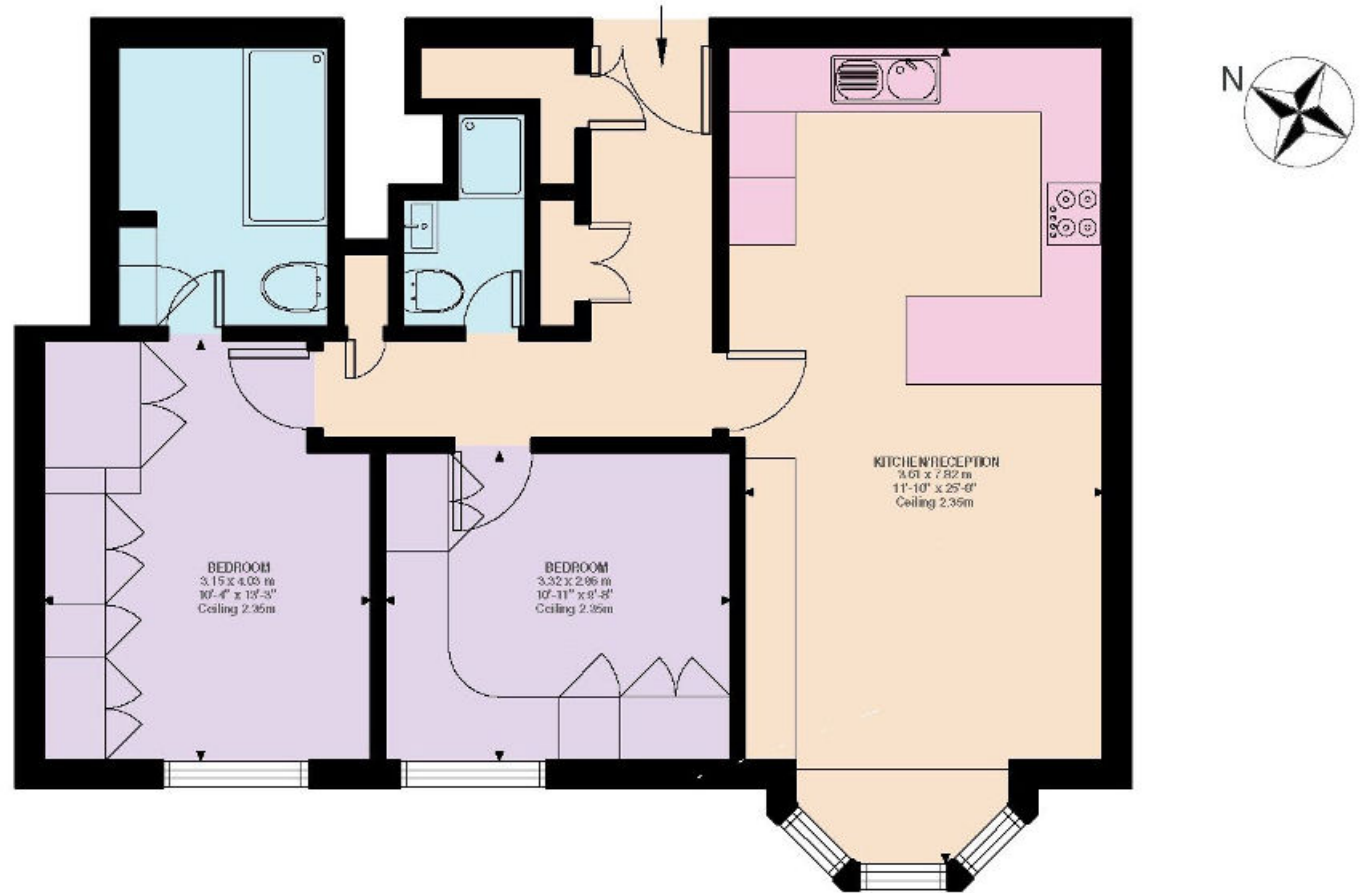




Emperors Gate SW7

Approximate Gross Internal Floor Area
67.16 SQ.M / 723 SQ.FT

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor
723 ft²

Knight Frank
South Kensington Sales
160 Old Brompton Road
London
SW5 0BA
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.