

Hyde Park Gate

KENSINGTON SW7



A rare opportunity to acquire a meticulously renovated apartment on the prestigious Hyde Park Gate with direct lift access







Occupying the first, second and third floor of this white stucco-fronted Victorian House, this apartment with direct lift access offers five bedrooms.

The first floor consists of a large open-plan kitchen and reception room with separate office space.

On the second floor, there is a further informal reception room, two double bedrooms, both with en-suite and a large east-facing terrace.

The principal bedroom covers the majority of the third floor with a generous bathroom and walk-in wardrobe. Two additional bedrooms are located on this floor with direct lift access available.

The apartment has been recently refurbished to a high standard and is located directly opposite the last home of Sir Winston Churchill.

Hyde Park Gate is a prestigious address that is conveniently located between Knightsbridge and Kensington.



Approximate Floor Area
3,151 sq ft / 292.7 sq m
excluding void lift

Stores
41 sq ft / 3.8 sq m

Total
3,192 sq ft
296.5 sq m
including limited use
area 71 sq ft / 6.6 sq m

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.

Tenure
Share of freehold,
959 years remaining,
expiring 28.09.2983

Guide Price
£7,000,000

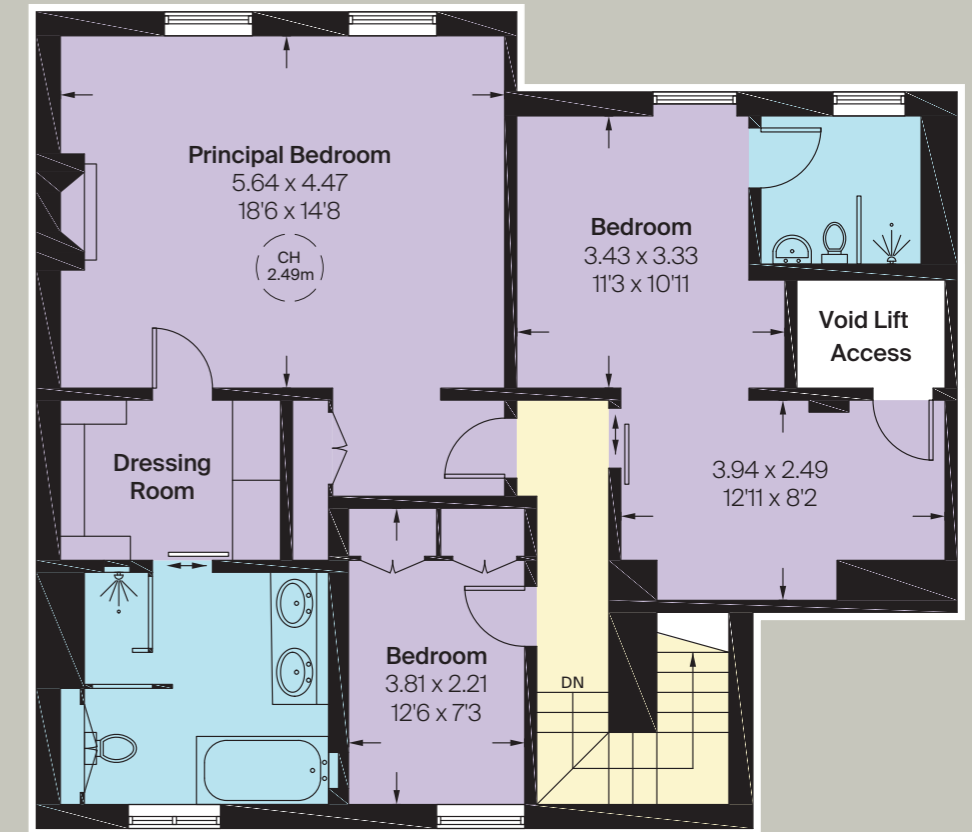
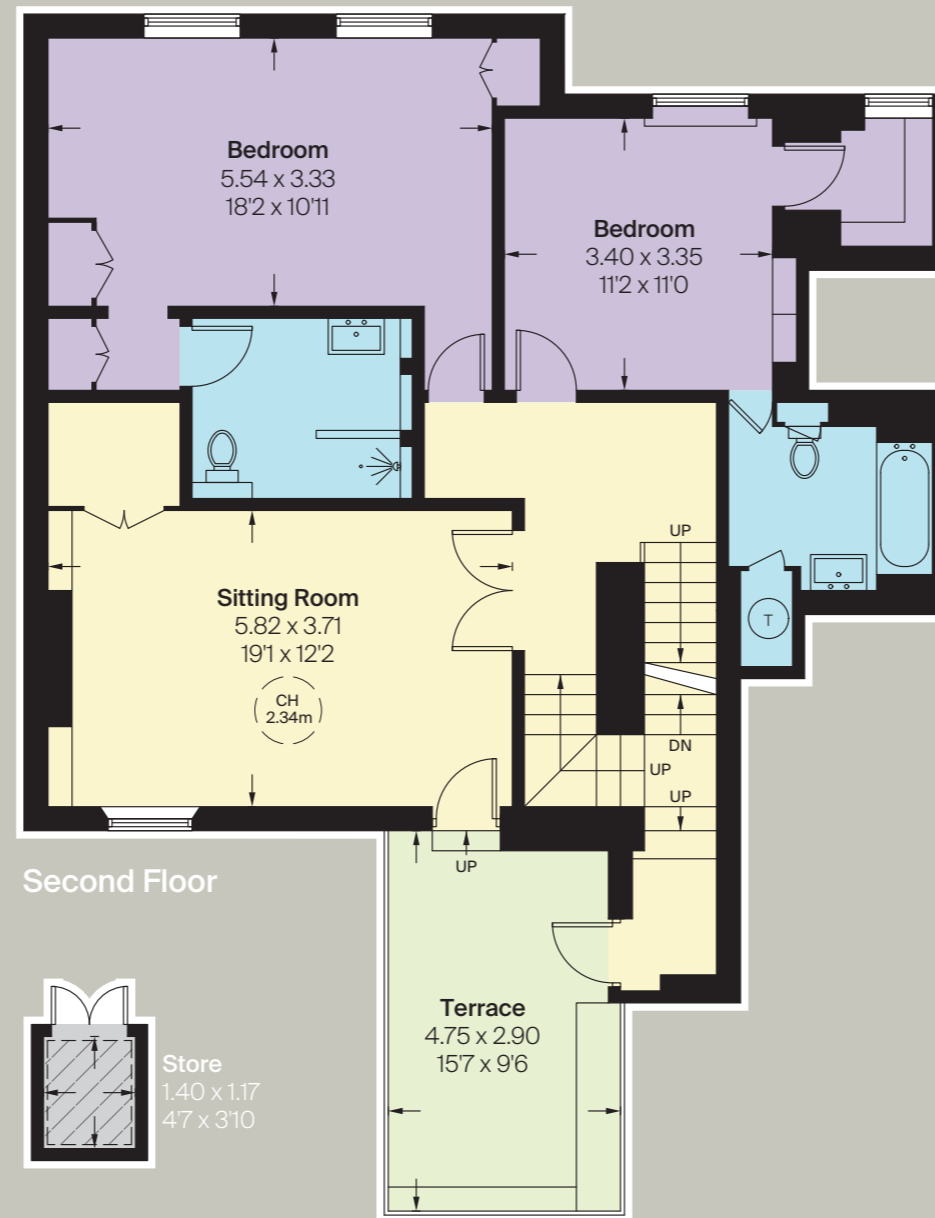
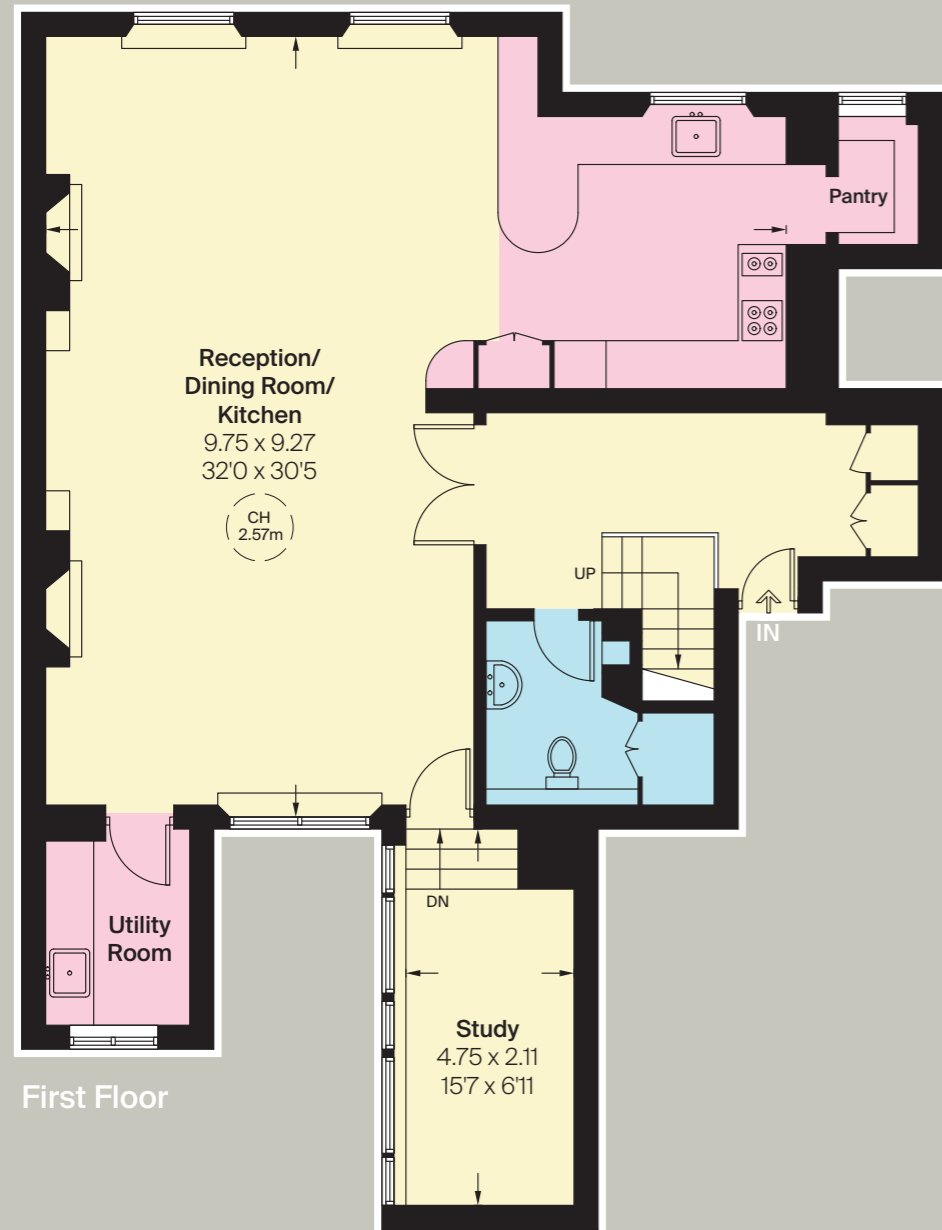
EPC
Rating C

Ground Rent
£50 per annum, reviewed
yearly, next review in 2025

Service Charge
£21,169.28 per annum, reviewed
yearly, next review in 2025

Local Authority
The Royal Borough of
Kensington and Chelsea

Council Tax
Band H



Hatched Area = Under 1.5m
CH = Ceiling height

Floorplan for guidance only, not to scale or for valuations
purposes. It must not be relied upon as a statement of
fact. All measurements and areas are approximate and
have been prepared in accordance with the current
edition of the RICS Code of Measuring Practice

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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.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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