



Empire House, South Kensington **SW7**

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A spacious third floor apartment in a prestigious block with 24 hour porter.

Comprising four bedrooms and occupying a corner position on the third floor of Empire House with leafy views down Alexander Square. This flat is filled with natural light, with high ceilings and would benefit from refurbishment.

The apartment measures approximately 1,774 square feet (164 sq m) and offers versatile space that would lend itself to reconfiguration subject to the usual consents. Additionally the building benefits from a 24 hour porter and the common parts have recently undergone a refurbishment.



Guide price: £2,950,000

Tenure: Leasehold: approximately 117 years remaining

Service charge: Approximately £19,965 per annum, reviewed every year, next review due 2025

Ground rent: £500 per annum, reviewed every 50 years, next review due 2042

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





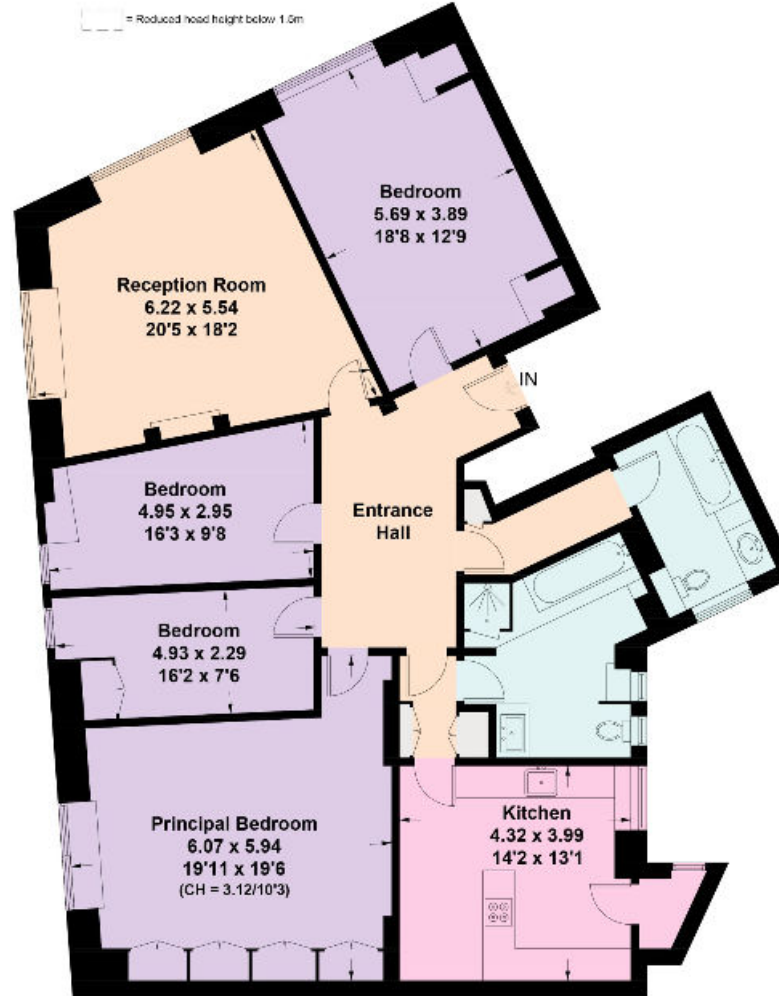
Empire House boasts a highly desirable and sought after location on the Brompton Road moments from the world famous Natural History and V & A Museum and only moments from Harrods.



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Approximate Gross Internal Floor Area
164.8 sq m / 1774 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.



Third Floor

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I would be delighted to tell you more

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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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