



# PRINCES GATE

KNIGHTSBRIDGE



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## An impressive stucco-fronted townhouse set on Princes Gate offering exceptional views over Hyde Park

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Princes Gate is an impressive Grade II listed, stucco-fronted townhouse occupying a key position in this fine terrace of period houses directly facing Hyde Park and backing onto perhaps the finest communal gardens in central London. The house was constructed in the late 1840s by the architect Harvey Lonsdale Elms and this world-famous address has a rich history of prominent persons who have lived there.

In excess of 16,000 sq ft, the house is arranged over ground, lower ground and four upper floors and has a private south-facing terrace leading to the magnificent communal gardens to the rear.

The house offers excellent width due to being double fronted at the rear and this creates exceptional full width reception rooms on both the ground and first floor which would be ideal for entertainment on a grand and formal scale.

The upper floors of the house include an impressive principal bedroom suite featuring a large dressing room and private bathroom overlooking Hyde Park as well as a further ten bedrooms all with en suite bathrooms. The lower floor of the house is split into two areas with a large swimming pool and casual reception area underneath the terrace as well as an industrial kitchen and separate staff areas with access to the lift.





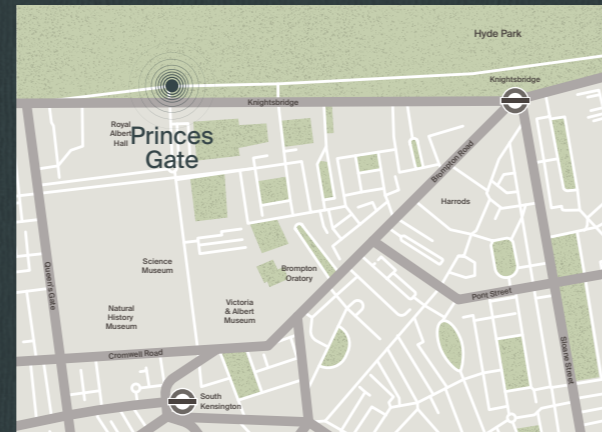


Princes Gate

## Location

Situated in the Knightsbridge conservation area within the Westminster Council, Princes Gate occupies one of London's premier positions being equidistant to both Knightsbridge and Kensington and offering spectacular views over Hyde Park. Princes Gate benefits from easy access to central London, the West End and to Kensington and the surrounding areas due to its central position. Within close proximity are the world's finest boutique shops including Harrods, five-star hotels, exceptional restaurants and world famous museums. Local transport links are within close proximity offering ease of access to Central London and Heathrow airport to the west, as well as access to three rented car parking spaces, located directly outside the property.

Tenure	Guide Price	EPC
Freehold	£30,000,000	Rating C
Local Authority	Council Tax	
City of Westminster	Band H	



Princes Gate







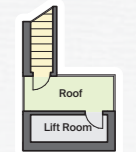
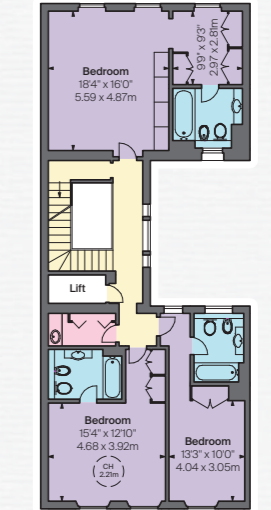
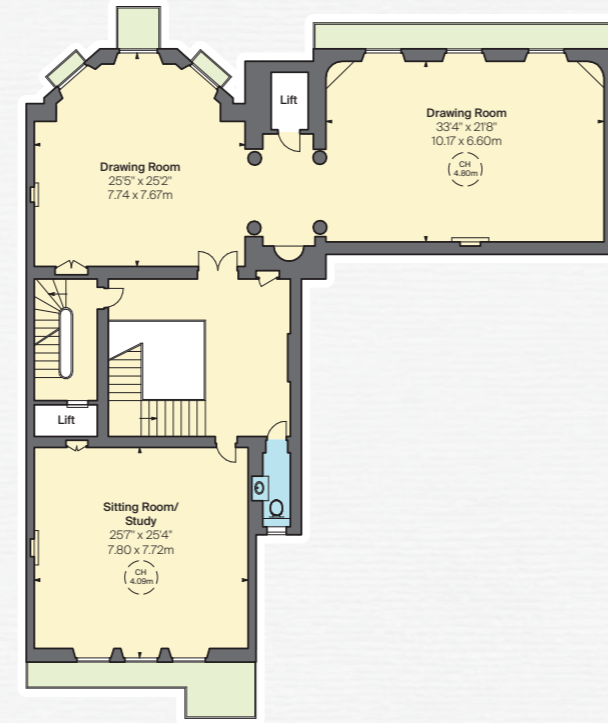


Princes Gate



Princes Gate





<b>Approximate Gross Internal Area</b> 16,546 sq ft / 1,537.26 sq m excluding vaults, plant room, bin room and lift room	<b>Vaults</b> 224 sq ft 20.81 sq m	<b>Plant Room</b> 157 sq ft 14.59 sq m	<b>Bin Room</b> 21 sq ft 2 sq m	<b>Lift Room</b> 37 sq ft 3.44 sq m	<b>Total Approximate Gross Internal Area</b> <b>16,987 sq ft / 15,78.09 sq m</b>  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.
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## Your partners in property



**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 December 2022. Photographs and videos dated July 2022.**

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