



Gloucester Road, South Kensington SW7

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An immaculate three bedroom, two bathroom duplex apartment arranged on the third and fourth floor of a handsome white stucco-fronted building with residents access to the highly sought-after square of Queens Gate Gardens SW7, subject to application.

The apartment is offered in excellent order, with a three window wide reception room characterised by a striking ceiling height of 3 meters, two period marble fireplaces and an in-built home cinema. The high ceilings throughout and triple aspect create a wonderful sense of light and space.

A well-appointed bespoke kitchen leads off the reception room, featuring an island with pendant lighting, a period fireplace, a gas hob, plenty of cabinetry and pristine countertops. This level is also home to a welcoming entrance hall with ample storage and a guest W/C.



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Three good sized double bedrooms are peacefully positioned on the fourth floor, one currently configured as a study, enjoying vaulted ceilings, a space perfect for working from home.

The second bedroom suite benefits from south-facing sash windows, an abundance of integrated storage and access to a marble-tiled showeroom with a rainfall shower.



**Asking price:** £2,250,000

**Tenure:** Leasehold: approximately 115 years remaining

**Service charge:** approximately £3,592 per annum, reviewed once per annum

**Ground rent:** approximately £250 per annum

**Local authority:** Royal Borough of Kensington & Chelsea

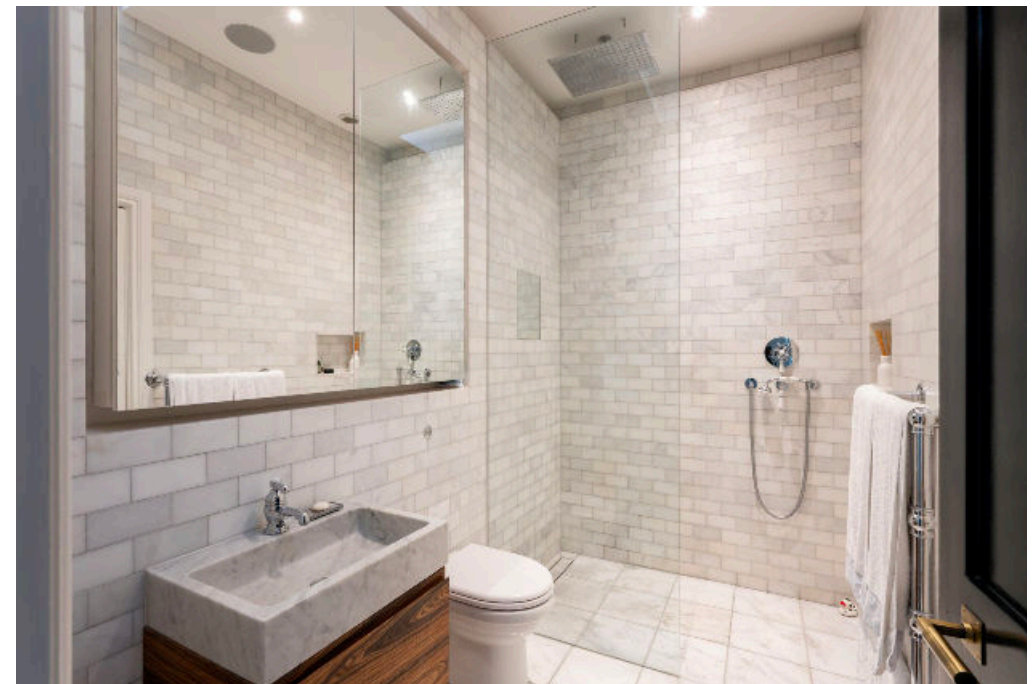
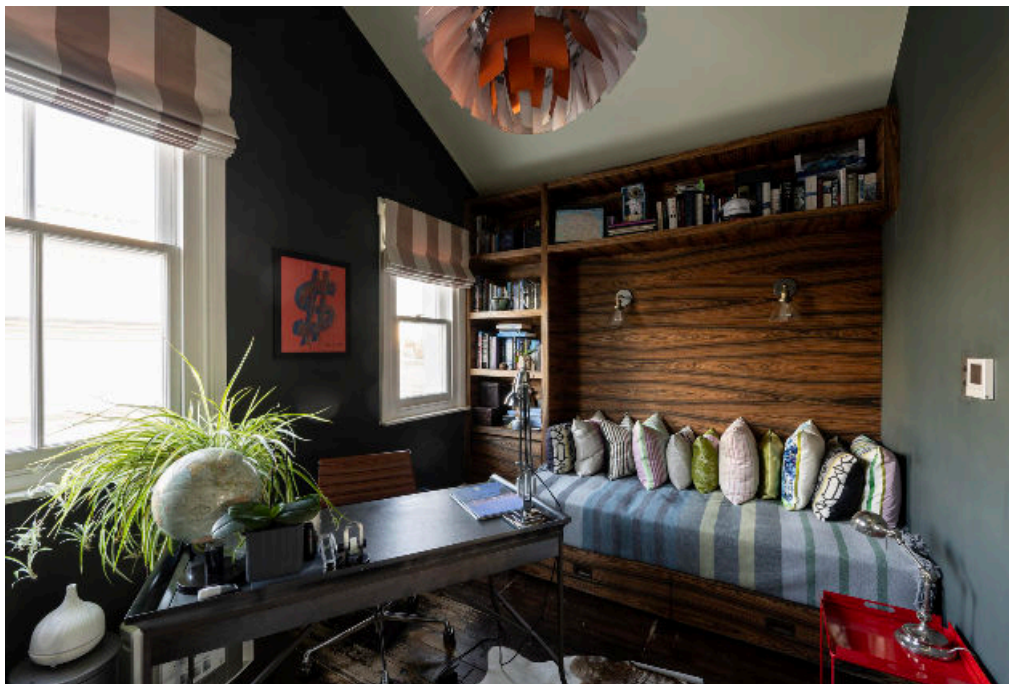
**Council tax band:** G

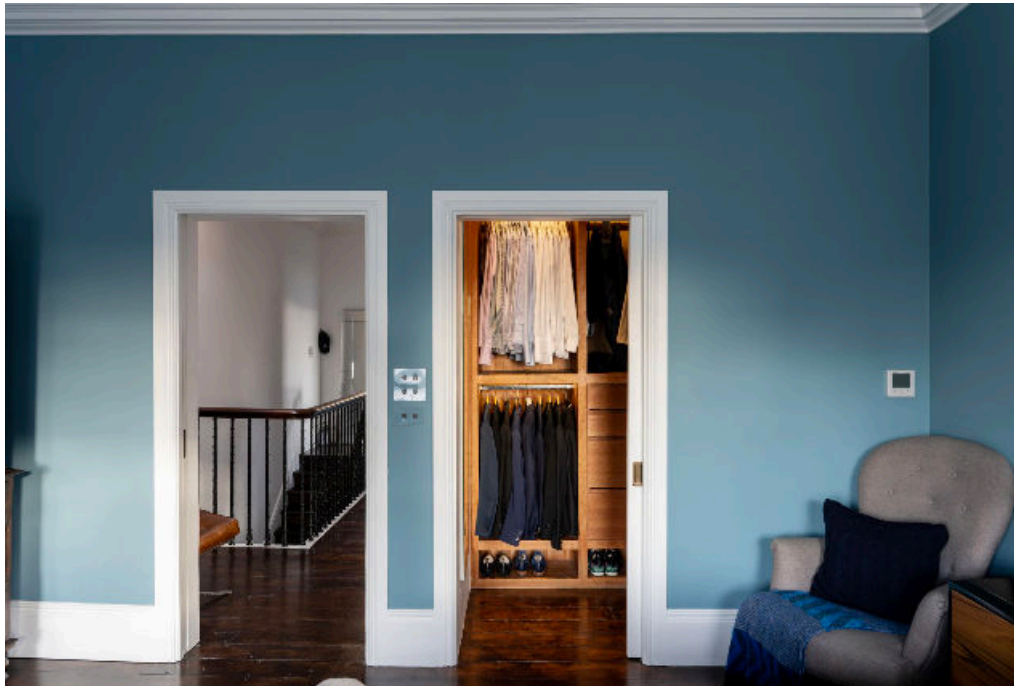




The principal bedroom suite is served by extensive wardrobe storage, benefits from a stately marble fireplace and has an impressive en suite/dressing room, including a walk-in shower, heated towel rail and a double basin with mirror cabinet.

The property is the pinnacle of perfection in materials, concept, and design down to the smallest detail, with the current owner recently fully redeveloping to an immaculate standard. The apartment enjoys smart technology and is wired for zoned Sonos with the use of an automated app combining sophisticated functionality with simplicity in use.





The apartment has a well-balanced layout, an original staircase, sleek wooden flooring, and underfloor heating throughout, measuring approximately 2,015 sq ft. The property also has a long lease with approximately 115 years remaining.

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



N.B. Communal gardens access is subject to an application process/ waiting list.

## Gloucester Road, SW7

Approximate Floor Area = 187.2 sq m / 2015 sq ft  
(Excluding Void)  
Including Limited Use Area (4.4 sq m / 47 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.

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

We would be delighted to tell you more

<b>Chanell Quire</b>	<b>Rebecca Jane Higgins</b>
+44 20 7317 7952	020 7871 4115
<a href="mailto:chanell.quire@knightfrank.com">chanell.quire@knightfrank.com</a>	<a href="mailto:rebecca.higgins@knightfrank.com">rebecca.higgins@knightfrank.com</a>



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 February 2023. Photographs and videos dated February 2023.

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