



CHATTERTON | REES



44 Princes Gate, London, SW7 2QA
Guide price £2,750,000





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- First Floor
- Three Bedrooms
- Lift
- West Facing Terrace
- Close to 1500sqft
- 900 + Year lease

A rare to the market, first floor split level, three bedroom apartment on the highly sought after Princes Gate. The property spans close to 1500sqft with beautiful high ceilings, large windows, and a west facing roof terrace.

The living room is separate to the kitchen with potential (Subject to relevant permissions) to open up and incorporate both rooms together to create an even larger open plan living space, Furthermore, there is a good size mezzanine study area that leads through to the master suite that holds its own floor with the further two bedrooms and one bathroom on the initial entrance floor.

The property has huge amounts of storage and the added benefit of a utility/storage room on the mezzanine level.

Sold on a long leasehold of in excess of 900 years, clean and tidy communal areas and a passenger lift should you require.

Located only moments from Hyde Park, Knightsbridge or South Kensington with plenty of well known Restaurants and cafes in close distance.

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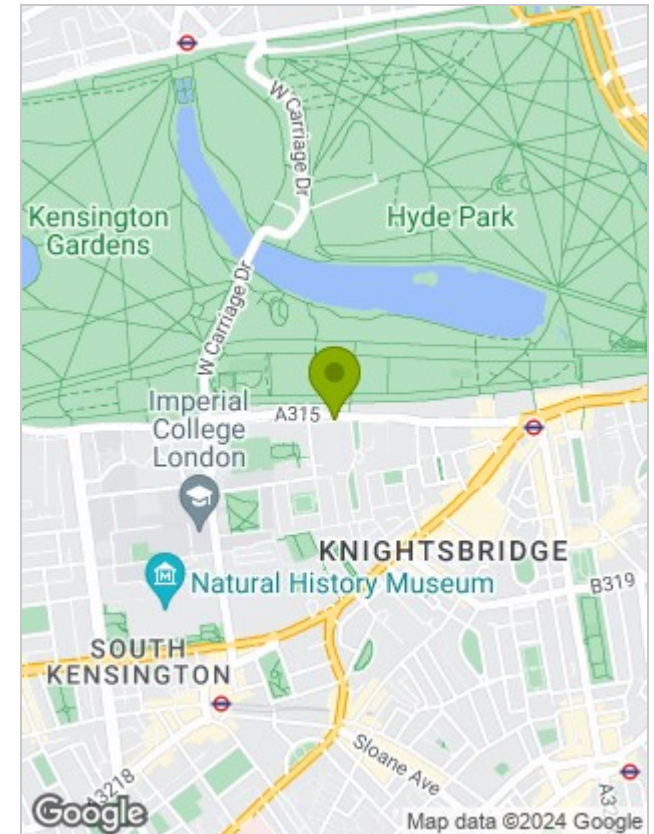




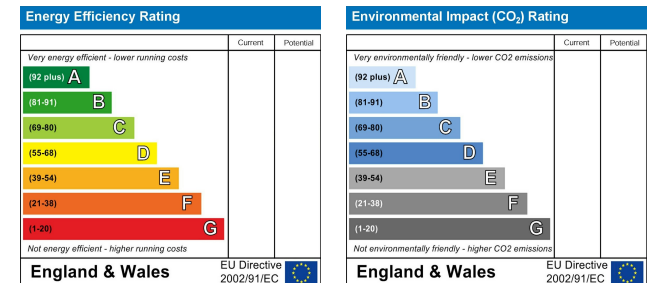
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.