



**BRUTON**

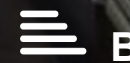
— PROPERTY —



Kings Gate 1 Kings Gate Walk

London, SW1E 6AN

**Guide price £2,999,000**





## Kings Gate 1 Kings Gate Walk

London, SW1E 6AN

Kings Gate 3 bedroom apartment set on the 10th floor with a private balcony and underground car parking in a luxury development.

Breathtaking views across Westminster, St James's Park and Buckingham Palace, finished to the an exceptionally high standard, floor to ceiling windows offer fantastic views.

The property comprises; three bedrooms, three bathrooms (two ensuite), fully-fitted open plan kitchen, reception with solid wooden floors and large windows leading onto a private balcony.

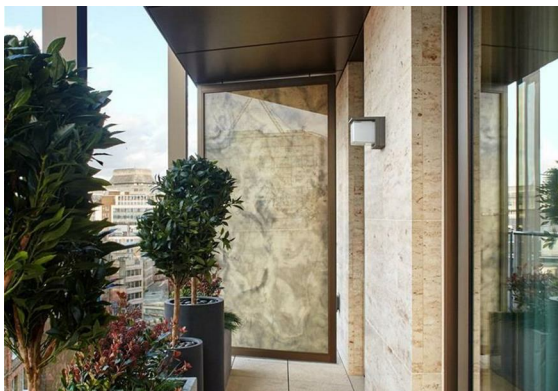
Kings Gate has 24HR concierge, residents lounge and underground carpark. This is a prime location convenient for iconic landmarks including Buckingham Palace, St James Park, Westminster Abbey, Houses of Parliament and the Tate Britain Gallery. It is now also becoming renowned as a creative hub attracting the fashion houses of Tom Ford, Mulberry, Armani and Jimmy Choo.

Transport connections are superb, with St James Park tube station 200m away and Victoria railway station 350m offering mainline national connections and the Gatwick Express, as well as underground services.

Square Footage: 1560 SQ FT / 144 SQM

Leasehold with 988 years remaining

Service charge: Circa £12,558 per annum



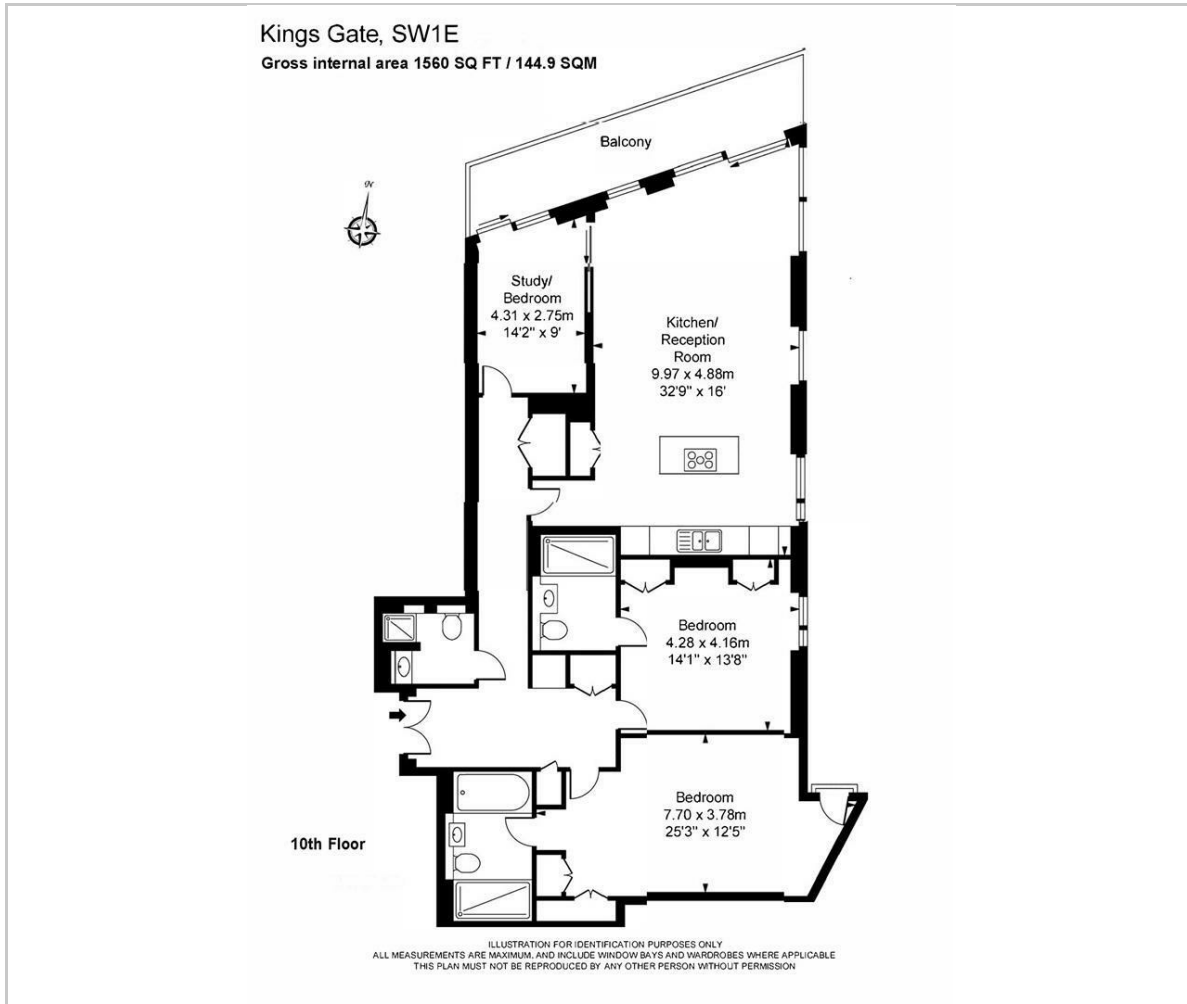




Ground rent: Circa £500 per annum  
Car parking service charge: Circa £600 per annum  
EPC rating: B  
Some photos listed are for reference and not of the actual apartment.




## Floor Plan




## Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

 **20 Lees Place, Mayfair**  
London, W1K 6LP

 **020 7459 4696**

 **info@brutonproperty.co.uk**  
**www.brutonproperty.co.uk**

## Area Map



## Energy Efficiency Graph

