



47 Princes Gate,  
South Kensington, SW7 2QA

**TO RENT £78,000 PCM**

LONG LET - A simply wonderful house on Princes Gate, Exhibition Road which is just a minute's walk to Hyde Park, across the road from the Royal Albert Hall and adjacent to the Science Museum. It has a fully Integrated Lutron Lighting System, air-conditioning, Audio/Visual system and a fully integrated, automated system info structure. Arranged over 7 floors, this immaculately presented house has been luxuriously finished, offering ambassadorial proportions and encompasses 9,430 sq ft.

- 6 bedroom house with high end interiors
- All 6 bedrooms have fitted wardrobes
- Office
- Visual System
- 4 large receptions, two dining rooms, eat-in kitchen
- Integrated sound throughout and interior lift
- Lutron Lightening System. Air conditioning, Audio System
- Private Roof Terrace

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38 Gloucester Road, South Kensington, London, SW7 4QT



**Location**

A Magnificent town house in the heart of Kensington, Princes Gate facing Exhibition Road located close by to Hyde Park, The Royal Albert Hall, and Science Museum. This is arguably one of the best locations in South Kensington.



**Description**

Boasting a grand double reception room, 6 bedrooms, 7 bathrooms and 4 reception rooms, the property also benefits from an open plan fifth floor offering a contemporary spacious reception room and kitchen, leading to the rooftop terrace.

The lower ground floor offers further reception spaces and a dining room and kitchen, which open out to the light well patio. There is also a lift serving all principle floors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.