

EMPERORS GATE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1100 SQ FT- 102.20 SQ M
(EXCLUDING BIN VAULT & VAULT)
BIN VAULT AREA : 130 SQ FT- 12.10 SQ M
VAULT AREA : 53 SQ FT- 4.90 SQ M
TOTAL AREA : 1283 SQ FT- 119.20 SQ M



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**40a Emperors Gate,
South Kensington, SW7 4HJ**

**Guide Price £1,095,000 Share of
Freehold**

A beautifully presented two bedroom, two bathroom apartment with a private entrance and non demised private garden located on a popular residential cul-de-sac a ideally located for Gloucester Road Station.

- Two Double Bedrooms
- Separate Kitchen
- Private Entrance
- Recently Refurbished with Wooden Floors Throughout
- Private Garden (not demised)
- Bay Fronted South Aspect Reception Room
- Two Bathrooms
- Share of Freehold
- No Onward Chain
- Ideal Location close to Gloucester Road Station

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 Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location

Emperors Gate is a popular residential road location in the heart of South Kensington being highly convenient for a number of shops and restaurants of Gloucester Road and South Kensington. Gloucester Road Underground Station is also within easy reach for the Circle, District and Piccadilly lines



Description

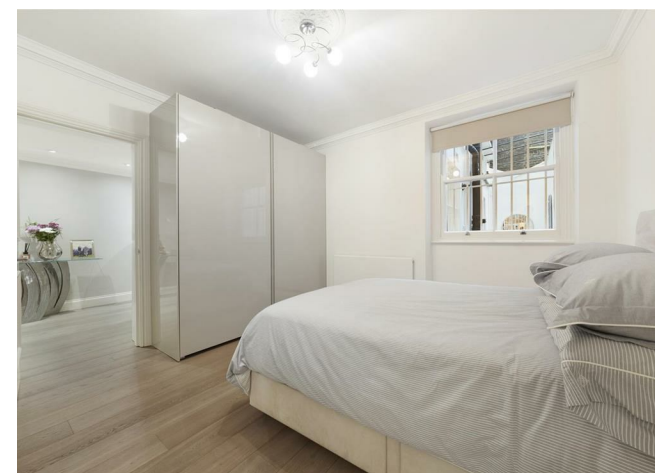
This stunning two bedroom apartment comprises approximately 1100 Sq FT having been tastefully refurbished in recent years. The apartment offers a bay front south aspect reception room, separate fitted kitchen, two bedrooms and two bathrooms (one en suite).

You also have a private entrance and garden which is not demised.



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			
England & Wales		72	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.